

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/13 SNODGRASS STREET PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

1/7 PRINCES HIGHWAY PAKENHAM VIC 3810	\$410,000	06-Feb-24
6/10 WADSLEY AVENUE PAKENHAM VIC 3810	\$405,000	07-Jun-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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**1/7 PRINCES HIGHWAY
 PAKENHAM VIC 3810**

 2  1  1

Sold Price **\$410,000** Sold Date **06-Feb-24**

Distance **0.75km**



**6/10 WADSLEY AVENUE
 PAKENHAM VIC 3810**

 2  1  1

Sold Price ^{RS} **\$405,000** Sold Date **07-Jun-24**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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