

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

2 Matthews Court 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

4 Matthews Court Pakenham VIC 3810	\$421,000	20-Aug-19
8 Broadbent Way Pakenham VIC 3810	\$400,000	04-Sep-19
1 Bysouth Court Pakenham VIC 3810	\$428,000	11-Jun-19

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.~~

This Statement of Information was prepared on: 17 September 2019


4 Matthews Court Pakenham VIC 3810
 3  1  2

Sold Price

\$421,000

Sold Date

20-Aug-19

Distance

0.03km

8 Broadbent Way Pakenham VIC 3810
 3  1  1

Sold Price

\$400,000

Sold Date

04-Sep-19

Distance

0.05km

1 Bysouth Court Pakenham VIC 3810
 3  2  2

Sold Price

\$428,000

Sold Date

11-Jun-19

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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