

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

5/184-186 PRINCES HIGHWAY 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2021

to

31 Mar 2022

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

15/11 HOWQUA PLACE PAKENHAM VIC 3810	\$570,000	04-Feb-22
33 LAKESIDE BOULEVARD PAKENHAM VIC 3810	\$590,000	12-Oct-21
46 ARMIDALE DRIVE PAKENHAM VIC 3810	\$560,000	21-Dec-21

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: 05 April 2022

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**15/11 HOWQUA PLACE PAKENHAM
VIC 3810**

3 2 2

Sold Price

\$570,000

Sold Date **04-Feb-22**

Distance **1.41km**



**33 LAKESIDE BOULEVARD
PAKENHAM VIC 3810**

3 2 2

Sold Price

\$590,000

Sold Date **12-Oct-21**

Distance **1.33km**



**46 ARMIDALE DRIVE PAKENHAM
VIC 3810**

3 2 2

Sold Price

\$560,000

Sold Date **21-Dec-21**

Distance **2km**

RS = Recent sale UN = Undisclosed Sale

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