

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

18/3 Manor View 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2020

to

31 Jan 2021

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

10/25 King Street Pakenham VIC 3810	\$475,000	03-Oct-20
5 Cyan Crescent Officer VIC 3809	\$470,000	23-Dec-20
22B Bridge Road Officer VIC 3809	\$452,500	06-Jan-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: 11 February 2021



10/25 King Street Pakenham VIC 3810

Sold Price

\$475,000

Sold Date **03-Oct-20**

 3  2  2

Distance **1.72km**



5 Cyan Crescent Officer VIC 3809

Sold Price

\$470,000

Sold Date **23-Dec-20**

 3  2  1

Distance **3.24km**



22B Bridge Road Officer VIC 3809

Sold Price

\$452,500

Sold Date **06-Jan-21**

 3  2  2

Distance **3.51km**

RS = Recent sale

UN = Undisclosed Sale

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