

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

44/1 MALOUF 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2021

to

30 Apr 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

19/1 MALOUF COURT PAKENHAM VIC 3810	\$627,500	12-May-22
13/1 MALOUF COURT PAKENHAM VIC 3810	\$535,000	23-Sep-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.

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**19/1 MALOUF COURT PAKENHAM
VIC 3810**

Sold Price

^{RS} **\$627,500** ^{UN}

Sold Date

12-May-22

 2  2  2

Distance

0.06km



**13/1 MALOUF COURT PAKENHAM
VIC 3810**

Sold Price

\$535,000

Sold Date

23-Sep-21

 2  1  2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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