

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

7 Quirk Road 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2020

to

30 Sep 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

3 Renam Street Pakenham VIC 3810	\$610,000	04-Aug-21
3 Webb Court Pakenham VIC 3810	\$633,000	04-May-21
22 Belmont Crescent Pakenham VIC 3810	\$630,000	07-Oct-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: 27 October 2021



3 Renam Street Pakenham VIC 3810 Sold Price **\$610,000** Sold Date **04-Aug-21**

 4  2  2

Distance **0.21km**



3 Webb Court Pakenham VIC 3810 Sold Price **\$633,000** Sold Date **04-May-21**

 4  2  2

Distance **0.26km**



22 Belmont Crescent Pakenham VIC 3810 Sold Price ^{RS} **\$630,000** Sold Date **07-Oct-21**

 4  2  2

Distance **0.45km**



38 Sienna Way Pakenham VIC 3810 Sold Price **\$585,000** Sold Date **29-Jun-21**

 4  2  2

Distance **0.74km**



8 Joseph Banks Drive Pakenham VIC 3810 Sold Price **\$635,000** Sold Date **23-May-21**

 4  2  2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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