

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

13 Melrose Street 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2020

to

31 May 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













11 McClenaghan Place Pakenham VIC 3810	\$480,000	04-Jun-21
35 Thwaites Road Pakenham VIC 3810	\$500,000	04-Jun-21
23 Shetland Court Pakenham VIC 3810	\$521,000	27-Apr-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: 25 June 2021

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	11 McClenaghan Place Pakenham VIC 3810	Sold Price	^{RS} \$480,000	Sold Date	04-Jun-21
 3  2  2				Distance	0.33km
	35 Thwaites Road Pakenham VIC 3810	Sold Price	^{RS} \$500,000	Sold Date	04-Jun-21
 3  2  2				Distance	0.39km
	23 Shetland Court Pakenham VIC 3810	Sold Price	^{RS} \$521,000	Sold Date	27-Apr-21
 3  2  2				Distance	1.06km

RS = Recent sale UN = Undisclosed Sale

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