

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 Leonard 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

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

4 John Street Pakenham VIC 3810	\$480,000	30-May-19
10 Mikkell Court Pakenham VIC 3810	\$520,000	06-Jun-19
12 Irving Road Pakenham VIC 3810	\$485,000	23-Oct-18

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: 15 October 2019


4 John Street Pakenham VIC 3810

Sold Price

\$480,000

Sold Date

30-May-19
 2

 1

 1

Distance

0.19km

10 Mikkell Court Pakenham VIC 3810

Sold Price

\$520,000

Sold Date

06-Jun-19
 4

 2

 2

Distance

0.31km

12 Irving Road Pakenham VIC 3810

Sold Price

\$485,000

Sold Date

23-Oct-18
 3

 2

 2

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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