

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

50 Simon Drive 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2020

to

31 Jul 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 Ashton Place Pakenham VIC 3810	\$580,000	26-Jul-21
29 Paramount Way Pakenham VIC 3810	\$612,500	12-Jul-21
69 Pommel Street Pakenham VIC 3810	\$550,000	20-Aug-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: 30 August 2021



10 Ashton Place Pakenham VIC 3810

 3
  2
  2

Sold Price

^{RS} \$580,000

Sold Date

26-Jul-21

Distance

0.25km



29 Paramount Way Pakenham VIC 3810

 3
  -
  2

Sold Price

^{RS} \$612,500

Sold Date

12-Jul-21

Distance

0.34km



69 Pommel Street Pakenham VIC 3810

 3
  2
  2

Sold Price

^{RS} \$550,000 ^{UN}

Sold Date

20-Aug-21

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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