

## 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

71 Smethurst Avenue Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 36 Wakenshaw Crescent Pakenham VIC 3810 | \$568,000 | 10-Jan-22 |
| 15 Angus Court Pakenham VIC 3810        | \$555,000 | 05-Jan-22 |
| 57 Wakenshaw Crescent Pakenham VIC 3810 | \$535,000 | 12-Dec-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: 07 March 2022



**36 Wakenshaw Crescent Pakenham VIC 3810**

Sold Price

<sup>RS</sup>

**\$568,000**

Sold Date

**10-Jan-22**

 3

 1

 2

Distance

**0.65km**



**15 Angus Court Pakenham VIC 3810**

Sold Price

<sup>RS</sup>

**\$555,000**

Sold Date

**05-Jan-22**

 3

 2

 2

Distance

**1.85km**



**57 Wakenshaw Crescent Pakenham VIC 3810**

Sold Price

**\$535,000**

Sold Date

**12-Dec-21**

 3

 2

 1

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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