

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

3/2 JAMIESON 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2022

to

30 Apr 2023

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

5/18-20 BEN DRIVE PAKENHAM VIC 3810	\$425,000	08-Mar-23
4/13 ANDERSON STREET PAKENHAM VIC 3810	\$440,000	07-Apr-23
21/103 ARMY ROAD PAKENHAM VIC 3810	\$457,000	07-Feb-23

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: 24 May 2023


**5/18-20 BEN DRIVE PAKENHAM
VIC 3810**

 2
  1
  1

Sold Price

\$425,000

Sold Date **08-Mar-23**

Distance **3.09km**

**4/13 ANDERSON STREET
PAKENHAM VIC 3810**

 2
  1
  1

Sold Price

^{RS} **\$440,000**

Sold Date **07-Apr-23**

Distance **1.03km**

**21/103 ARMY ROAD PAKENHAM
VIC 3810**

 2
  1
  1

Sold Price

\$457,000

Sold Date **07-Feb-23**

Distance **2.82km**
RS = Recent sale

UN = Undisclosed Sale

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