

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

8/1-5 Meaby 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

\$370,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jan 2020

to

31 Dec 2020

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

9/98 Ahern Road Pakenham VIC 3810	\$395,000	22-Aug-20
8/76 Murphy Road Pakenham VIC 3810	\$400,000	12-Nov-20
5 Creekton Close Pakenham VIC 3810	\$403,000	15-Jan-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: 19 January 2021



9/98 Ahern Road Pakenham VIC 3810

3 1 1

Sold Price **\$395,000** Sold Date **22-Aug-20**

Distance **0.06km**



8/76 Murphy Road Pakenham VIC 3810

3 2 2

Sold Price **\$400,000** Sold Date **12-Nov-20**

Distance **1.21km**



5 Creekton Close Pakenham VIC 3810

3 2 1

Sold Price ^{RS} **\$403,000** Sold Date **15-Jan-21**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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