

## 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

45 Meeking Drive 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2019

to

31 Jan 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1 Matthews Court Pakenham VIC 3810  | \$405,000 | 30-Oct-19 |
| 80 Duncan Drive Pakenham VIC 3810   | \$445,000 | 24-Sep-19 |
| 11 Matthews Court Pakenham VIC 3810 | \$450,000 | 20-Dec-19 |

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: 18 February 2020



**1 Matthews Court Pakenham VIC 3810**

 3  1  2

Sold Price

**\$405,000**

Sold Date

**30-Oct-19**

Distance

**0.17km**



**80 Duncan Drive Pakenham VIC 3810**

 3  1  2

Sold Price

**\$445,000**

Sold Date

**24-Sep-19**

Distance

**0.62km**



**11 Matthews Court Pakenham VIC 3810**

 3  2  2

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**20-Dec-19**

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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