

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

2 David Street 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2020

to

30 Sep 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

6 David Street Pakenham VIC 3810	\$530,000	17-Jul-21
13 Tamar Street Pakenham VIC 3810	\$510,000	03-Sep-21
37 Melissa Way Pakenham VIC 3810	\$530,000	06-Apr-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: 12 October 2021



6 David Street Pakenham VIC 3810 Sold Price **\$530,000** Sold Date **17-Jul-21**

 3  2  2

Distance **0.04km**



13 Tamar Street Pakenham VIC 3810 Sold Price ^{RS} **\$510,000** Sold Date **03-Sep-21**

 3  1  2

Distance **0.12km**



37 Melissa Way Pakenham VIC 3810 Sold Price **\$530,000** Sold Date **06-Apr-21**

 4  2  2

Distance **0.3km**

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

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