

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

2/7 Dobson 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$364,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Jan 2019

to

31 Dec 2019

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

4/152 Duncan Drive Pakenham VIC 3810	\$367,000	16-Jul-19
14/31 Syme Road Pakenham VIC 3810	\$360,000	01-Aug-19
3/11 Hawk Avenue Pakenham VIC 3810	\$410,000	12-Nov-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: 30 January 2020



4/152 Duncan Drive Pakenham VIC 3810 Sold Price **\$367,000** Sold Date **16-Jul-19**

3 1 1

Distance **0.9km**



14/31 Syme Road Pakenham VIC 3810 Sold Price **\$360,000** Sold Date **01-Aug-19**

3 1 2

Distance **1.25km**



3/11 Hawk Avenue Pakenham VIC 3810 Sold Price **\$410,000** Sold Date **12-Nov-19**

3 1 2

Distance **1.54km**



3/28 Henty Street Pakenham VIC 3810 Sold Price **\$380,000** Sold Date **16-Dec-19**

3 1 2

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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