

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 REBECCA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2021

to

31 Mar 2022

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 EARHART STREET PAKENHAM VIC 3810	\$642,000	31-Jan-22
10 AUDLEY STREET PAKENHAM VIC 3810	\$650,000	10-Mar-21
29 NAOMI STREET PAKENHAM VIC 3810	\$635,000	18-May-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: 04 April 2022



**5 EARHART STREET PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$642,000

Sold Date

31-Jan-22

Distance

0.2km



**10 AUDLEY STREET PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$650,000

Sold Date

10-Mar-21

Distance

0.24km



**29 NAOMI STREET PAKENHAM VIC
3810**

 4  2  2

Sold Price

\$635,000

Sold Date

18-May-21

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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