

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

16 Sheoak 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

House

Suburb

Pakenham

Period-from

01 May 2020

to

30 Apr 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

24 Elwood Avenue Pakenham VIC 3810	\$655,888	05-May-21
25 Windermere Boulevard Pakenham VIC 3810	\$640,000	25-Mar-21
26 Villella Drive Pakenham VIC 3810	\$650,000	06-Mar-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: 29 May 2021

AREASPECIALIST

Laura Voinea

M 0435921730

E lvoinea@areaspecialist.com.au



24 Elwood Avenue Pakenham VIC 3810

Sold Price

^{RS}

\$655,888

Sold Date

05-May-21

3

2

2

Distance

0.59km



25 Windermere Boulevard Pakenham VIC 3810

Sold Price

\$640,000

Sold Date

25-Mar-21

3

2

2

Distance

3.83km



26 Villella Drive Pakenham VIC 3810

Sold Price

\$650,000

Sold Date

06-Mar-21

3

2

2

Distance

4.04km

RS = Recent sale

UN = Undisclosed Sale

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