

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

1/4 ANDERSON 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

\$415,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 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

2/7-9 SNODGRASS STREET PAKENHAM VIC 3810	\$445,000	04-Oct-21
12/21-31 PARMAN AVENUE PAKENHAM VIC 3810	\$435,000	19-Oct-21
11/21-31 PARMAN AVENUE PAKENHAM VIC 3810	\$415,000	21-Dec-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 March 2022


**2/7-9 SNODGRASS STREET
PAKENHAM VIC 3810**

2 1 1

 Sold Price **\$445,000** Sold Date **04-Oct-21**

 Distance **0.29km**

**12/21-31 PARMAN AVENUE
PAKENHAM VIC 3810**

2 1 1

 Sold Price **\$435,000** Sold Date **19-Oct-21**

 Distance **1.29km**

**11/21-31 PARMAN AVENUE
PAKENHAM VIC 3810**

2 1 1

 Sold Price **\$415,000** Sold Date **21-Dec-21**

 Distance **1.3km**

**3/1 OSHANNESSY STREET
PAKENHAM VIC 3810**

2 1 1

 Sold Price **\$441,364** Sold Date **27-Oct-21**

 Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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