

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 Annecy Lane 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2019

to

30 Jun 2020

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

7 Annecy Lane Pakenham VIC 3810	\$350,000	23-Apr-20
38 Annecy Lane Pakenham VIC 3810	\$343,000	04-Nov-19
19 Annecy Lane Pakenham VIC 3810	\$348,000	13-Aug-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: 22 July 2020



7 Annecy Lane Pakenham VIC 3810 Sold Price **\$350,000** Sold Date **23-Apr-20**

 2  1  1

Distance **0.01km**



38 Annecy Lane Pakenham VIC 3810 Sold Price **\$343,000** Sold Date **04-Nov-19**

 2  1  1

Distance **0.04km**



19 Annecy Lane Pakenham VIC 3810 Sold Price **\$348,000** Sold Date **13-Aug-19**

 2  1  1

Distance **0.05km**

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

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