

## 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 Catherine Place Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$505,000

&

\$555,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2019

to

30 Sep 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

44 Willowtree Drive Pakenham VIC 3810	\$552,000	19-Jul-20
43 Spring Circuit Pakenham VIC 3810	\$515,000	05-May-20

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: 12 October 2020



**44 Willowtree Drive Pakenham VIC 3810**

Sold Price

**\$552,000**

Sold Date

**19-Jul-20**

 4

 2

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Distance

**0.96km**



**43 Spring Circuit Pakenham VIC 3810**

Sold Price

**\$515,000**

Sold Date

**05-May-20**

 4

 2

 2

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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