

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

6/21 PAKENHAM ROAD 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 2024

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

3/21 PAKENHAM ROAD PAKENHAM VIC 3810	\$510,000	11-Nov-24
2/3 ALBYN CLOSE PAKENHAM VIC 3810	\$502,500	23-Aug-24
25/3 MANOR VIEW PAKENHAM VIC 3810	\$500,000	12-Jul-24

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: 13 November 2024



**3/21 PAKENHAM ROAD
PAKENHAM VIC 3810**

 2  1  2

Sold Price ^{RS} **\$510,000** Sold Date **11-Nov-24**

Distance **0.07km**



**2/3 ALBYN CLOSE PAKENHAM VIC
3810**

 2  1  1

Sold Price **\$502,500** Sold Date **23-Aug-24**

Distance **0.7km**



**25/3 MANOR VIEW PAKENHAM
VIC 3810**

 2  1  1

Sold Price **\$500,000** Sold Date **12-Jul-24**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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