

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Jazz 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

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

\*House

X

\*Unit

Suburb

Pakenham

Period-from

01 Dec 2017

to

30 Nov 2018

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 six 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

10 Jazz Court Pakenham VIC 3810	\$582,500	19-Jun-18
59 Greendale Boulevard Pakenham VIC 3810	\$600,000	27-Aug-18
34 Arden Avenue Pakenham VIC 3810	\$612,000	10-Jul-18

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 six months.~~

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**10 Jazz Court Pakenham VIC 3810**

Sold Price

**\$582,500**

Sold Date

**19-Jun-18**



3



2



2

Distance

**0.07km**



**59 Greendale Boulevard Pakenham VIC 3810**

Sold Price

**\$600,000**

Sold Date

**27-Aug-18**



4



2



2

Distance

**0.14km**



**34 Arden Avenue Pakenham VIC 3810**

Sold Price

**\$612,000**

Sold Date

**10-Jul-18**



4



2



2

Distance

**0.25km**

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