

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 Bracelet 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,250

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

8 Kraft Court Pakenham VIC 3810	\$500,000	15-Mar-21
10 Atkins Road Pakenham VIC 3810	\$510,000	10-Mar-21
22 Gardenia Street Pakenham VIC 3810	\$540,000	03-Apr-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: 21 April 2021



8 Kraft Court Pakenham VIC 3810

Sold Price

\$500,000

Sold Date

15-Mar-21

 3  1  -

Distance

0.77km



10 Atkins Road Pakenham VIC 3810

Sold Price

^{RS} **\$510,000**

Sold Date

10-Mar-21

 3  1  2

Distance

0.56km



22 Gardenia Street Pakenham VIC 3810

Sold Price

^{RS} **\$540,000**

Sold Date

03-Apr-21

 3  1  2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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