

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

3/2 Jamieson 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$381,000

Property type

Unit

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

5/2-4 Charles Street Pakenham VIC 3810	\$245,000	25-Jun-20
3/4 Rogers Street Pakenham VIC 3810	\$340,000	27-Jul-20
1/5 Balmoral Way Pakenham VIC 3810	\$300,000	10-Jul-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: 23 October 2020

	5/2-4 Charles Street Pakenham VIC 3810	Sold Price	\$245,000	Sold Date	25-Jun-20
 2  1  1	Distance	0.26km			
	3/4 Rogers Street Pakenham VIC 3810	Sold Price	^{RS} \$340,000	Sold Date	27-Jul-20
 2  1  2	Distance	0.61km			
	1/5 Balmoral Way Pakenham VIC 3810	Sold Price	\$300,000	Sold Date	10-Jul-20
 3  2  1	Distance	1.82km			

RS = Recent sale

UN = Undisclosed Sale

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