

## 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 Snow Gum Court 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2019

to

31 Aug 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

9 Sweet Gum Court Pakenham VIC 3810	\$533,000	03-Jul-20
6 Windermere Boulevard Pakenham VIC 3810	\$515,000	07-Aug-20
11 Silver Gum Drive Pakenham VIC 3810	\$520,000	28-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.~~

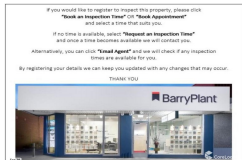
This Statement of Information was prepared on: 17 September 2020



### 9 Sweet Gum Court Pakenham VIC 3810

Sold Price

<sup>RS</sup> **\$533,000** Sold Date **03-Jul-20**
 4  2  2

Distance **0.06km**


### 6 Windermere Boulevard Pakenham VIC 3810

Sold Price

<sup>RS</sup> **\$515,000** Sold Date **07-Aug-20**
 4  2  2

Distance **0.23km**


### 11 Silver Gum Drive Pakenham VIC 3810

Sold Price

<sup>RS</sup> **\$520,000** Sold Date **28-Jul-20**
 4  2  2

Distance **0.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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