

## 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

12 ANGUS 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2021

to

31 Mar 2022

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 LAUREN SQUARE PAKENHAM VIC 3810	\$521,000	08-Oct-21
7 STELLA PLACE PAKENHAM VIC 3810	\$502,500	01-Dec-21
8 JOSEPH COURT PAKENHAM VIC 3810	\$535,000	09-Nov-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: 08 April 2022



**8 LAUREN SQUARE PAKENHAM VIC 3810**

3 1 2

Sold Price

**\$521,000**

Sold Date

**08-Oct-21**

Distance

**1.18km**



**7 STELLA PLACE PAKENHAM VIC 3810**

3 1 2

Sold Price

**\$502,500**

Sold Date

**01-Dec-21**

Distance

**1.26km**



**8 JOSEPH COURT PAKENHAM VIC 3810**

3 1 2

Sold Price

**\$535,000**

Sold Date

**09-Nov-21**

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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