

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

2 Parmentier Way 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

13 Pendula Place Pakenham VIC 3810	\$448,000	03-Jun-19
1/180 Henry Road Pakenham VIC 3810	\$412,000	07-Mar-19
40 Renam Street Pakenham VIC 3810	\$450,000	23-Oct-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 6 months.~~

This Statement of Information was prepared on: 23 September 2019



OBrien Real Estate

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13 Pendula Place Pakenham VIC 3810

4 2 2

Sold Price

\$448,000

Sold Date

03-Jun-19

Distance

0.53km



1/180 Henry Road Pakenham VIC 3810

4 2 3

Sold Price

\$412,000

Sold Date

07-Mar-19

Distance

0.99km



40 Renam Street Pakenham VIC 3810

4 2 2

Sold Price

\$450,000

Sold Date

23-Oct-18

Distance

1.14km



20 Kimberley Grove Pakenham VIC 3810

4 2 1

Sold Price

\$400,000

Sold Date

14-Aug-19

Distance

4.64km



22 Adriatic Way Pakenham VIC 3810

4 2 2

Sold Price

\$436,000

Sold Date

21-Aug-19

Distance

5.9km



9/23 Atlantic Drive Pakenham VIC 3810

4 2 2

Sold Price

\$415,600

Sold Date

19-Jul-19

Distance

5.94km

RS = Recent sale

UN = Undisclosed Sale

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**16 Meadowlea Crescent Pakenham
VIC 3810**

Sold Price

\$435,000

Sold Date

15-Jul-19

4 2 2

Distance

6.74km

RS = Recent sale

UN = Undisclosed Sale

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