

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

9 Rebecca Court, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$610,500

Property Type

House

Suburb

Pakenham

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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 six 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
1	7 Audley St PAKENHAM 3810	\$550,000	04/06/2021
2	9 Cassinia Lnk PAKENHAM 3810	\$525,000	27/08/2021
3	15 Kingsdale Cr PAKENHAM 3810	\$500,000	11/06/2021

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 six months.~~

This Statement of Information was prepared on:

26/10/2021 13:32

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Indicative Selling Price

\$500,000 - \$550,000

Median House Price

September quarter 2021: \$610,500



3 2 2

Property Type: House

Land Size: 335 sqm approx

Agent Comments

Comparable Properties



7 Audley St PAKENHAM 3810 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000

Method: Private Sale

Date: 04/06/2021

Property Type: House

Land Size: 400 sqm approx

9 Cassinia Lnk PAKENHAM 3810 (VG)

Agent Comments

3 - -

Price: \$525,000

Method: Sale

Date: 27/08/2021

Property Type: House (Res)

Land Size: 313 sqm approx

15 Kingsdale Cr PAKENHAM 3810 (REI)

Agent Comments

3 2 1

Price: \$500,000

Method: Private Sale

Date: 11/06/2021

Property Type: House (Res)

Land Size: 313 sqm approx