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	4 Auburn Close 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$315,000	Property type	Land	Suburb	Pakenham
Period-from	01 Aug 2019	to	31 Jul 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
3/108 Ahern Road Pakenham VIC 3810	$340,000	18-Jan-20
58 Leigh Drive Pakenham VIC 3810	$335,000	01-May-20
2/101 Ebony Drive Pakenham VIC 3810	$350,000	24-Jan-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: 19 August 2020

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3/108 Ahern Road Pakenham VIC 3810

2 1 1

Sold Price **$340,000** Sold Date **18-Jan-20**

Distance **0.68km**



58 Leigh Drive Pakenham VIC 3810

2 1 1

Sold Price **$335,000** Sold Date **01-May-20**

Distance **1.04km**



2/101 Ebony Drive Pakenham VIC 3810

2 1 1

Sold Price **$350,000** Sold Date **24-Jan-20**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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