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	7/11 HOWQUA PLACE 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	$480,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Dec 2021	to	30 Nov 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.

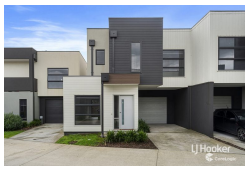
Address of comparable property	Price	Date of sale
7 DOMINIC ROAD PAKENHAM VIC 3810	505000	24-Oct-22
13/180 HENRY ROAD PAKENHAM VIC 3810	480000	08-Nov-22
2/11 HOWQUA PLACE PAKENHAM VIC 3810	522000	03-Aug-22

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: 28 December 2022

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7 DOMINIC ROAD PAKENHAM VIC 3810

3 2 1

Sold Price **505000** Sold Date **24-Oct-22**

Distance **1.69km**



13/180 HENRY ROAD PAKENHAM VIC 3810

3 2 1

Sold Price **480000** Sold Date **08-Nov-22**

Distance **1.42km**



2/11 HOWQUA PLACE PAKENHAM VIC 3810

3 1 2

Sold Price **522000** Sold Date **03-Aug-22**

Distance **0.03km**

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

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