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	5/7 Princes Highway 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	$350,000	&	$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Apr 2020	to	31 Mar 2021	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
3/36-38 King Street Pakenham VIC 3810	$366,000	24-Mar-21
2/31 James Street Pakenham VIC 3810	$350,000	28-Oct-19

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.

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3/36-38 King Street Pakenham VIC 3810

3 1 1

Sold Price RS **$366,000** Sold Date **24-Mar-21**

Distance **0.37km**



2/31 James Street Pakenham VIC 3810

2 1 1

Sold Price **$350,000** Sold Date **28-Oct-19**

Distance **0.62km**

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

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