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<br>Including suburb and postcode | 38 Manna Gum Drive 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 | $440,000 | & | $460,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $510,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Sep 2019 | to | 31 Aug 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 |
|---|---|---|
| 128 Windermere Boulevard Pakenham VIC 3810 | $460,000 | 29-Apr-20 |
| 5 Acre Court Pakenham VIC 3810 | $440,000 | 11-Apr-20 |
| 13 Acre Court Pakenham VIC 3810 | $450,000 | 30-Jun-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: 30 September 2020

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**128 Windermere Boulevard Pakenham VIC 3810**

3 2 2

Sold Price **$460,000** Sold Date **29-Apr-20**

Distance **1.25km**



**5 Acre Court Pakenham VIC 3810**

3 2 1

Sold Price **$440,000** Sold Date **11-Apr-20**

Distance **1.4km**



**13 Acre Court Pakenham VIC 3810**

3 2 2

Sold Price **$450,000** Sold Date **30-Jun-20**

Distance **1.42km**

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

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