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 Kate Court 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	House	Suburb	Pakenham
Period-from	01 Oct 2019	to	30 Sep 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 Wynen Court Pakenham VIC 3810	$570,000	28-Aug-20
6 Cobram Court Pakenham VIC 3810	$570,000	03-Aug-20
11 Manna Gum Drive Pakenham VIC 3810	$551,000	12-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: 07 October 2020

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3 Wynen Court Pakenham VIC 3810 Sold Price RS **$570,000** Sold Date **28-Aug-20**

4 2 2 Distance **0.36km**



6 Cobram Court Pakenham VIC 3810 Sold Price Sold Date **03-Aug-20**

3 1 8 Distance **0.41km**



11 Manna Gum Drive Pakenham VIC 3810 Sold Price **$551,000** Sold Date **12-Jun-20**

4 2 3 Distance **0.51km**

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

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