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 | 32 Aberdeen Heights 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 | $620,000 | & | $680,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $490,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Mar 2019 | to | 29 Feb 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 |
|---|---|---|
| 16 Aberdeen Heights Pakenham VIC 3810 | $630,000 | 28-Aug-19 |
| 40 Highland Drive Pakenham VIC 3810 | $655,000 | 28-Feb-20 |
| 18 Justin Place Pakenham VIC 3810 | $680,000 | 02-May-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.~~

This Statement of Information was prepared on: 10 March 2020

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**16 Aberdeen Heights Pakenham VIC 3810** Sold Price **$630,000** Sold Date **28-Aug-19**

3 2 2 Distance **0.13km**



**40 Highland Drive Pakenham VIC 3810** Sold Price **$655,000** Sold Date **28-Feb-20**

3 2 3 Distance **0.15km**



**18 Justin Place Pakenham VIC 3810** Sold Price **$680,000** Sold Date **02-May-19**

4 2 6 Distance **0.34km**

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

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