

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

4 Acre 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

\$483,750

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2019

to

31 Mar 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

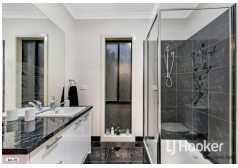
Date of sale

3 Tribuzi Close Pakenham VIC 3810	\$550,000	31-Jan-20
32 Constance Way Pakenham VIC 3810	\$535,000	01-Feb-20
15 Mountford Rise Pakenham VIC 3810	\$508,000	05-Dec-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: 14 April 2020



3 Tribuzi Close Pakenham VIC 3810 Sold Price **\$550,000** Sold Date **31-Jan-20**

 4  2  2

Distance **1.33km**



32 Constance Way Pakenham VIC 3810 Sold Price **\$535,000** Sold Date **01-Feb-20**

 4  2  2

Distance **1.56km**



15 Mountford Rise Pakenham VIC 3810 Sold Price **\$508,000** Sold Date **05-Dec-19**

 4  2  2

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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