

## 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

19/44 King Street Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$381,000

Property type

Unit

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

2/2 John Street Pakenham VIC 3810	\$420,000	03-Sep-20
2/14 Cyprus Place Pakenham VIC 3810	\$382,000	26-May-20
9/98 Ahern Road Pakenham VIC 3810	\$395,000	22-Aug-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: 20 October 2020

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2/2 John Street Pakenham VIC 3810 Sold Price <sup>RS</sup> \$420,000 Sold Date 03-Sep-20

3 2 1

Distance 0.44km



2/14 Cyprus Place Pakenham VIC 3810 Sold Price \$382,000 Sold Date 26-May-20

3 1 1

Distance 1.21km



9/98 Ahern Road Pakenham VIC 3810 Sold Price <sup>RS</sup> \$395,000 Sold Date 22-Aug-20

3 1 1

Distance 1.9km

RS = Recent sale UN = Undisclosed Sale

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