

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

1/7-9 Snodgrass Street 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

Address of comparable property	Price	Date of sale
5/7-9 Snodgrass Street Pakenham VIC 3810	\$360,000	26-Mar-21
3/4 Rogers Street Pakenham VIC 3810	\$340,000	27-Jul-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: 08 April 2021

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5/7-9 Snodgrass Street Pakenham VIC 3810

 2  1  1

Sold Price

^{RS} **\$360,000**

Sold Date

26-Mar-21

Distance

0.04km



3/4 Rogers Street Pakenham VIC 3810

 2  1  2

Sold Price

\$340,000

Sold Date

27-Jul-20

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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