

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

9/25 King 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

\$440,000

&

\$484,000

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

| | | |
|--------------------------------------|-----------|-----------|
| 23 Quinella Way Pakenham VIC 3810 | \$455,000 | 19-Mar-21 |
| 3/152 Duncan Drive Pakenham VIC 3810 | \$475,000 | 07-Feb-21 |
| 18/3 Manor View Pakenham VIC 3810 | \$485,000 | 01-Mar-21 |

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 April 2021



23 Quinella Way Pakenham VIC 3810

 3  2  2

Sold Price

^{RS} **\$455,000**

Sold Date

19-Mar-21

Distance

0.42km



3/152 Duncan Drive Pakenham VIC 3810

 3  2  1

Sold Price

\$475,000

Sold Date

07-Feb-21

Distance

1.28km



18/3 Manor View Pakenham VIC 3810

 3  1  2

Sold Price

^{RS} **\$485,000**

Sold Date

01-Mar-21

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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