

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

1/10 Rogers 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

\$380,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2020

to

31 Aug 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

2/27-29 Rogers Street Pakenham VIC 3810	\$390,000	27-Apr-21
3/27-29 Rogers Street Pakenham VIC 3810	\$415,000	24-Jun-21
3/16A Henty Street Pakenham VIC 3810	\$405,000	16-Apr-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: 28 September 2021



2/27-29 Rogers Street Pakenham VIC 3810

2 1 1

Sold Price **\$390,000** Sold Date **27-Apr-21**

Distance **0.18km**



3/27-29 Rogers Street Pakenham VIC 3810

2 1 1

Sold Price **\$415,000** Sold Date **24-Jun-21**

Distance **0.18km**



3/16A Henty Street Pakenham VIC 3810

2 1 1

Sold Price **\$405,000** Sold Date **16-Apr-21**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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