

## 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

18/11 Hawk Avenue 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

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

28/11 Hawk Avenue Pakenham VIC 3810	\$352,500	25-Jul-19
2/1-5 Meaby Drive Pakenham VIC 3810	\$345,000	04-Jul-19
1/13 Anderson Street Pakenham VIC 3810	\$375,000	18-Oct-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: 28 October 2019


**28/11 Hawk Avenue Pakenham VIC 3810**

Sold Price

**\$352,500**

Sold Date

**25-Jul-19**
 2
  1
  1

Distance

**0.09km**

**2/1-5 Meaby Drive Pakenham VIC 3810**

Sold Price

**\$345,000**

Sold Date

**04-Jul-19**
 2
  1
  1

Distance

**0.72km**

**1/13 Anderson Street Pakenham VIC 3810**

Sold Price

<sup>RS</sup> **\$375,000** <sup>UN</sup>

Sold Date

**18-Oct-19**
 2
  1
  1

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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