

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 Sheffield Close 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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2020

to

28 Feb 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

3 Bruce Court Pakenham VIC 3810	\$430,000	18-Dec-20
1A Anderson Street Pakenham VIC 3810	\$377,000	03-Dec-20
19/44 King Street Pakenham VIC 3810	\$395,000	20-Nov-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: 03 March 2021



3 Bruce Court Pakenham VIC 3810

Sold Price

\$430,000

Sold Date

18-Dec-20

3 1 1

Distance

0.96km



1A Anderson Street Pakenham VIC 3810

Sold Price

\$377,000

Sold Date

03-Dec-20

2 1 1

Distance

1km



19/44 King Street Pakenham VIC 3810

Sold Price

\$395,000

Sold Date

20-Nov-20

3 1 2

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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