

## 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

2 Almond Grove 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,250

Property type

House

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

30 Shetland Court Pakenham VIC 3810	\$650,000	09-Apr-21
4 Benor Court Pakenham VIC 3810	\$595,000	16-Mar-21
8 Martin Place Pakenham VIC 3810	\$607,000	02-Feb-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: 20 April 2021



**30 Shetland Court Pakenham VIC 3810**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**09-Apr-21**

 4  2  2

Distance

**0.61km**



**4 Benor Court Pakenham VIC 3810**

Sold Price

<sup>RS</sup> **\$595,000**

Sold Date

**16-Mar-21**

 4  2  2

Distance

**0.84km**



**8 Martin Place Pakenham VIC 3810**

Sold Price

**\$607,000**

Sold Date

**02-Feb-21**

 4  2  2

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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