

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

8 NICOLA COURT 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2021

to

30 Apr 2022

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

| | | |
|--------------------------------------|-----------|-----------|
| 52 WATERSIDE DRIVE PAKENHAM VIC 3810 | \$700,000 | 02-Dec-21 |
| 24 HOWEY ROAD PAKENHAM VIC 3810 | \$660,000 | 20-Oct-21 |
| 26 OAKLANDS WAY PAKENHAM VIC 3810 | \$675,000 | 06-Aug-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: 14 May 2022



52 WATERSIDE DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price

\$700,000

Sold Date

02-Dec-21

Distance

-



24 HOWEY ROAD PAKENHAM VIC 3810

4 2 1

Sold Price

\$660,000

Sold Date

20-Oct-21

Distance

2.79km



26 OAKLANDS WAY PAKENHAM VIC 3810

4 2 1

Sold Price

\$675,000

Sold Date

06-Aug-21

Distance

4.3km

RS = Recent sale

UN = Undisclosed Sale

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