

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

75 Lakeside Boulevard 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

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

16 Harlesden Circuit Pakenham VIC 3810	\$520,000	06-Mar-21
1A Arbour Rise Pakenham VIC 3810	\$570,000	26-Jan-21
101 Park Orchard Drive Pakenham VIC 3810	\$525,000	20-Mar-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: 06 April 2021



16 Harlesden Circuit Pakenham VIC 3810

Sold Price

^{RS} **\$520,000**

Sold Date

06-Mar-21

 3  2  2

Distance

0.08km



1A Arbour Rise Pakenham VIC 3810

Sold Price

\$570,000

Sold Date

26-Jan-21

 3  2  2

Distance

0.68km



101 Park Orchard Drive Pakenham VIC 3810

Sold Price

^{RS} **\$525,000**

Sold Date

20-Mar-21

 3  2  2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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