

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

9 Wallangara Drive 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2020

to

30 Nov 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

2 Spencer Place Pakenham VIC 3810	\$575,000	17-Aug-21
57 Manna Gum Drive Pakenham VIC 3810	\$572,000	22-Jun-21
40 Osborn Grove Pakenham VIC 3810	\$610,100	18-Oct-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: 15 December 2021



2 Spencer Place Pakenham VIC 3810

 3  2  2

Sold Price

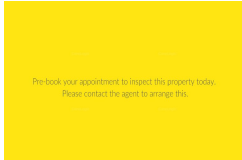
\$575,000

Sold Date

17-Aug-21

Distance

0.23km



57 Manna Gum Drive Pakenham VIC 3810

 3  2  2

Sold Price

\$572,000

Sold Date

22-Jun-21

Distance

0.18km



40 Osborn Grove Pakenham VIC 3810

 3  2  2

Sold Price

^{RS} **\$610,100**

Sold Date

18-Oct-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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