

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 Cabernet Way 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2018

to

30 Sep 2019

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

7 Cabernet Way Pakenham VIC 3810	\$425,000	01-May-19
6 Pinot Way Pakenham VIC 3810	\$440,000	23-Jul-19
9 Shiraz Way Pakenham VIC 3810	\$440,000	21-Aug-19

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: 04 October 2019

7 Cabernet Way Pakenham VIC 3810

Sold Price

\$425,000

Sold Date

01-May-19

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Distance

0.01km**6 Pinot Way Pakenham VIC 3810**

Sold Price

\$440,000

Sold Date

23-Jul-19

3



2



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Distance

0.05km**9 Shiraz Way Pakenham VIC 3810**

Sold Price

Sold Date

21-Aug-19

3



2



2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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