

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

11/18-20 ROGERS STREET 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2022

to

31 May 2023

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

1/27-29 ROGERS STREET PAKENHAM VIC 3810	\$491,000	11-May-23
3/4 ROGERS STREET PAKENHAM VIC 3810	\$400,000	09-Mar-23
4/10 WADSLEY AVENUE PAKENHAM VIC 3810	\$411,000	01-Feb-23

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: 05 June 2023



1/27-29 ROGERS STREET PAKENHAM VIC 3810

 3  1  1

Sold Price

^{RS}

\$491,000

Sold Date

11-May-23

Distance

0.08km



3/4 ROGERS STREET PAKENHAM VIC 3810

 2  1  2

Sold Price

\$400,000

Sold Date

09-Mar-23

Distance

0.19km



4/10 WADSLEY AVENUE PAKENHAM VIC 3810

 3  1  1

Sold Price

\$411,000

Sold Date

01-Feb-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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