

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

6/2-4 CHARLES 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/9 HENTY STREET PAKENHAM VIC 3810	\$490,000	02-Jul-24
2/26 ROGERS STREET PAKENHAM VIC 3810	\$520,000	08-Jun-24
4/27-29 ROGERS STREET PAKENHAM VIC 3810	\$460,000	22-Oct-24

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: 31 October 2024

AREASPECIALIST

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**3/9 HENTY STREET PAKENHAM
VIC 3810**

2 1 1

Sold Price

\$490,000

Sold Date

02-Jul-24

Distance

0.24km



**2/26 ROGERS STREET PAKENHAM
VIC 3810**

2 1 1

Sold Price

\$520,000

Sold Date

08-Jun-24

Distance

0.8km



**4/27-29 ROGERS STREET
PAKENHAM VIC 3810**

2 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

22-Oct-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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