

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

2/5 THOMAS 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2022

to

31 Jan 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

7 HAYDEN GROVE PAKENHAM VIC 3810	\$600,000	04-Oct-22
4 NEWBURY STREET PAKENHAM VIC 3810	\$572,000	17-Aug-22
22 KIMBERLEY GROVE PAKENHAM VIC 3810	\$597,000	14-Sep-22

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 February 2023



7 HAYDEN GROVE PAKENHAM VIC 3810 Sold Price **\$600,000** Sold Date **04-Oct-22**

 3  2  2

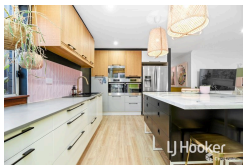
Distance **1.32km**



4 NEWBURY STREET PAKENHAM VIC 3810 Sold Price **\$572,000** Sold Date **17-Aug-22**

 4  2  1

Distance **0.76km**



22 KIMBERLEY GROVE PAKENHAM VIC 3810 Sold Price **\$597,000** Sold Date **14-Sep-22**

 3  2  1

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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