

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

1/54 SMETHURST AVENUE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2022

to

31 Mar 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 HENTY STREET PAKENHAM VIC 3810	\$490,000	14-Oct-22
112 STATION STREET PAKENHAM VIC 3810	\$490,000	19-Oct-22
4 IBIS CLOSE PAKENHAM VIC 3810	\$487,000	01-Mar-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: 04 April 2023



**1/27 HENTY STREET PAKENHAM
VIC 3810**

 3  1  1

Sold Price

\$490,000

Sold Date

14-Oct-22

Distance

1.17km



**112 STATION STREET PAKENHAM
VIC 3810**

 3  2  1

Sold Price

Sold Date

19-Oct-22

Distance

1.98km



4 IBIS CLOSE PAKENHAM VIC 3810

 2  1  2

Sold Price

^{RS} **\$487,000**

Sold Date

01-Mar-23

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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