

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

5 DOMINIC ROAD 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,260

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2021

to

30 Apr 2022

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

9/180 HENRY ROAD PAKENHAM VIC 3810	\$540,000	07-Mar-22
5 EMMY STREET PAKENHAM VIC 3810	\$530,000	04-Mar-22
4/180 HENRY ROAD PAKENHAM VIC 3810	\$535,000	03-May-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.~~

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**9/180 HENRY ROAD PAKENHAM
VIC 3810**

3 2 1

Sold Price **\$540,000** Sold Date **07-Mar-22**

Distance **0.45km**



**5 EMMY STREET PAKENHAM VIC
3810**

3 2 1

Sold Price **\$530,000** Sold Date **04-Mar-22**

Distance **0.02km**



**4/180 HENRY ROAD PAKENHAM
VIC 3810**

3 2 1

Sold Price ^{RS} **\$535,000** Sold Date **03-May-22**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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