

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 MARTIN PLACE 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

\$699,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2022

to

28 Feb 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 ABERDEEN HEIGHTS PAKENHAM VIC 3810	\$675,000	09-Mar-23
17 MCCAFFERY RISE PAKENHAM VIC 3810	\$635,000	17-Feb-23
60 GARDENIA STREET PAKENHAM VIC 3810	\$740,000	26-Nov-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: 17 March 2023