

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 TESLA COURT 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

\$564,222

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Other

Suburb

Pakenham

Period-from

01 Jul 2021

to

30 Jun 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

5/107 ARMY ROAD PAKENHAM VIC 3810	\$540,000	16-May-22
1/36 SILVER GUM DRIVE PAKENHAM VIC 3810	\$600,000	29-Mar-22
9/155 AHERN ROAD PAKENHAM VIC 3810	\$534,775	04-Jul-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: 26 July 2022



5/107 ARMY ROAD PAKENHAM VIC 3810 Sold Price **\$540,000** Sold Date **16-May-22**

3 2 2

Distance **0.88km**



1/36 SILVER GUM DRIVE PAKENHAM VIC 3810 Sold Price **\$600,000** Sold Date **29-Mar-22**

3 2 2

Distance **0.89km**



9/155 AHERN ROAD PAKENHAM VIC 3810 Sold Price ^{RS} **\$534,775** Sold Date **04-Jul-22**

3 2 2

Distance **0.04km**

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

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