

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 Gertrude Lane 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2020

to

31 Oct 2021

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 Audley Street Pakenham VIC 3810	\$550,000	25-May-21
11 Pendula Place Pakenham VIC 3810	\$525,000	17-Jun-21
2 Midori Lane Officer VIC 3809	\$525,500	05-Jun-21

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: 16 November 2021



7 Audley Street Pakenham VIC 3810 Sold Price **\$550,000** Sold Date **25-May-21**

 3  2  2

Distance **0.36km**



11 Pendula Place Pakenham VIC 3810 Sold Price **\$525,000** Sold Date **17-Jun-21**

 3  2  2

Distance **0.41km**



2 Midori Lane Officer VIC 3809 Sold Price **\$525,500** Sold Date **05-Jun-21**

 3  2  2

Distance **0.69km**

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

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