

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

6 DEVINE DRIVE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2023

to

30 Jun 2024

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 ROCKFORD STREET PAKENHAM VIC 3810	\$625,000	16-Apr-24
5 WELLS STREET PAKENHAM VIC 3810	\$595,000	22-Jan-24
7 TRIBUZI CLOSE PAKENHAM VIC 3810	\$630,000	19-Jun-24

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: 01 July 2024

Rebecca Obrien
P 59411977
M 0412714611
E Robrien@barryplant.com.au



7 ROCKFORD STREET PAKENHAM VIC 3810

 3  2  2

Sold Price

\$625,000

Sold Date

16-Apr-24

Distance

0.13km



5 WELLS STREET PAKENHAM VIC 3810

 3  2  2

Sold Price

\$595,000

Sold Date

22-Jan-24

Distance

0.16km



7 TRIBUZI CLOSE PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$630,000**

Sold Date

19-Jun-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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