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

4 HUME 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		or range betweer	57.50 000	&	\$790,000
Median sale price					
(*Delete house or unit as app	licable)				
Median Price	\$655.000	Property type	House	Suburb	Pakenham

Median Price	\$655,000	Prop	Property type House		Suburb	Pakenham	
Period-from	01 Jan 2024	to	31 Dec 2	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
9 OVERLAND RISE PAKENHAM VIC 3810	\$730,000	29-Oct-24
10 LOBELIA STREET PAKENHAM VIC 3810	\$756,000	08-Aug-24
43 HERITAGE BOULEVARD PAKENHAM VIC 3810	\$740,000	22-Nov-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: 31 January 2025



consumer.vic.gov.au



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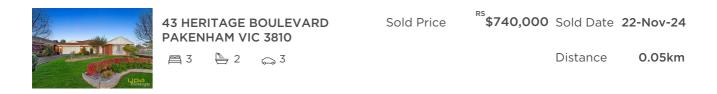
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	9 OVER 3810	LAND F	RISE PAKENHAM VIC	Sold Price	\$730,000	Sold Date	29-Oct-24
CVal 2].	昌 4	2	⇔ ²			Distance	0.2km



and a	10 LOBELIA STREET PAKENHAM VIC 3810			Sold Price	\$756,000	Sold Date 08-Aug-24		
	酉 4		⇔ 2			Distance	0.53km	



RS = Recent sale UN = Undisclosed Sale

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