

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 TUSCANY RISE 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

\$599,000

&

\$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 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

8 AYESHA RISE PAKENHAM VIC 3810	\$650,000	04-Jul-23
31 CENTRAL AVENUE PAKENHAM VIC 3810	\$615,000	01-Aug-23
5 TIPPERARY CIRCUIT PAKENHAM VIC 3810	\$610,000	27-Jun-23

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 September 2023

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8 AYESHA RISE PAKENHAM VIC 3810

Sold Price **\$650,000** Sold Date **04-Jul-23**

3 2 2

Distance **0.38km**



31 CENTRAL AVENUE PAKENHAM VIC 3810

Sold Price **\$615,000** Sold Date **01-Aug-23**

3 2 2

Distance **0.74km**



5 TIPPERARY CIRCUIT PAKENHAM VIC 3810

Sold Price **\$610,000** Sold Date **27-Jun-23**

3 2 2

Distance **0.91km**

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

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