

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

50 Manna Gum 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

House

Suburb

Pakenham

Period-from

01 May 2020

to

30 Apr 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

1 Swamp Gum Close Pakenham VIC 3810	\$480,000	04-Dec-20
24 Devine Drive Pakenham VIC 3810	\$510,000	26-Feb-21
22 Cascade Way Pakenham VIC 3810	\$520,000	06-Apr-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.~~

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1 Swamp Gum Close Pakenham VIC 3810

Sold Price

\$480,000 Sold Date **04-Dec-20**

 4  2  2

Distance **0.05km**



24 Devine Drive Pakenham VIC 3810

Sold Price

^{RS} **\$510,000** Sold Date **26-Feb-21**

 4  2  2

Distance **0.45km**



22 Cascade Way Pakenham VIC 3810

Sold Price

^{RS} **\$520,000** Sold Date **06-Apr-21**

 4  2  2

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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