

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 LOBELIA STREET 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

6 VIOLA AVENUE PAKENHAM VIC 3810	\$802,000	04-Sep-23
5 IRIS PLACE PAKENHAM VIC 3810	\$780,000	09-Nov-23
87 BLUE HORIZONS WAY PAKENHAM VIC 3810	\$770,000	08-Jan-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: 08 February 2024

Terri Fellows
P 0410 029 953
M 0400 573 483
E info@fellowsrealestate.com.au



6 VIOLA AVENUE PAKENHAM VIC 3810

Sold Price

\$802,000

Sold Date **04-Sep-23**

4 1 -

Distance **0.14km**



5 IRIS PLACE PAKENHAM VIC 3810

Sold Price

^{RS} **\$780,000**

Sold Date **09-Nov-23**

4 2 2

Distance **0.33km**



**87 BLUE HORIZONS WAY
PAKENHAM VIC 3810**

Sold Price

^{RS} **\$770,000**

Sold Date **08-Jan-24**

4 2 -

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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