

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

35 SMETHURST AVENUE 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

2 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$595,000	27-Jan-22
32 DUNCAN DRIVE PAKENHAM VIC 3810	\$615,000	25-Feb-22
5 ALISON CLOSE PAKENHAM VIC 3810	\$615,000	11-May-22

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 July 2022



**2 GRAND CENTRAL BOULEVARD
PAKENHAM VIC 3810**

 3  2  2

Sold Price

\$595,000

Sold Date

27-Jan-22

Distance

0.66km



**32 DUNCAN DRIVE PAKENHAM VIC
3810**

 3  2  2

Sold Price

\$615,000

Sold Date

25-Feb-22

Distance

0.73km



**5 ALISON CLOSE PAKENHAM VIC
3810**

 3  2  2

Sold Price

Sold Date

11-May-22

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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