

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

2 BIMBERI LANE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2022

to

31 Mar 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 LAWRENCE CLOSE PAKENHAM VIC 3810	\$630,000	13-Mar-23
16 IBIS CLOSE PAKENHAM VIC 3810	\$665,000	09-Mar-23
28 IBIS CLOSE PAKENHAM VIC 3810	\$682,000	07-Mar-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: 14 April 2023



8 LAWRENCE CLOSE PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$630,000**

Sold Date

13-Mar-23

Distance

0.46km



16 IBIS CLOSE PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$665,000**

Sold Date

09-Mar-23

Distance

0.5km



28 IBIS CLOSE PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$682,000**

Sold Date

07-Mar-23

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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