

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 IBIS CLOSE 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2021

to

31 Oct 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

7 ASHWOOD GROVE PAKENHAM VIC 3810	\$750,000	30-Jul-22
45 MURCHISON LINK PAKENHAM VIC 3810	\$770,000	23-Aug-22
7 LEHMANN GROVE PAKENHAM VIC 3810	\$770,000	05-Sep-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.~~

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Jodie Menadue
P 0356253006
M 0438291069
E j.menadue@barryplant.com.au



**7 ASHWOOD GROVE PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$750,000

Sold Date

30-Jul-22

Distance

0.35km



**45 MURCHISON LINK PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$770,000

Sold Date

23-Aug-22

Distance

0.59km



**7 LEHMANN GROVE PAKENHAM
VIC 3810**

 4  2  2

Sold Price

Sold Date

05-Sep-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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