

## 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

9 Sweet Gum Court Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2019

to

31 May 2020

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

5 Kham Court Pakenham VIC 3810	\$520,000	25-Jan-20
3 Tribuzi Close Pakenham VIC 3810	\$550,000	31-Jan-20
10 Mahogany Court Pakenham VIC 3810	\$543,000	04-Mar-20

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: 15 June 2020


**5 Kham Court Pakenham VIC 3810**

Sold Price

**\$520,000**

Sold Date

**25-Jan-20**
 4
 2
 2

Distance

**0.29km**

**3 Tribuzi Close Pakenham VIC 3810**

Sold Price

**\$550,000**

Sold Date

**31-Jan-20**
 4
 2
 2

Distance

**0.76km**

**10 Mahogany Court Pakenham VIC 3810**

Sold Price

**\$543,000**

Sold Date

**04-Mar-20**
 4
 2
 2

Distance

**0.93km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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