

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

5/76 MURPHY ROAD 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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2021

to

30 Sep 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

2/31 SILVER GUM DRIVE PAKENHAM VIC 3810	\$515,000	23-Aug-22
6 ST MARTIN WAY PAKENHAM VIC 3810	\$522,000	30-Sep-22
15 NEWBURY STREET PAKENHAM VIC 3810	\$520,000	16-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.~~

This Statement of Information was prepared on: 25 October 2022



**2/31 SILVER GUM DRIVE
PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$515,000** Sold Date **23-Aug-22**

Distance **0.75km**



**6 ST MARTIN WAY PAKENHAM VIC
3810**

 3  2  2

Sold Price ^{RS} **\$522,000** Sold Date **30-Sep-22**

Distance **1.9km**



**15 NEWBURY STREET PAKENHAM
VIC 3810**

 3  2  1

Sold Price ^{RS} **\$520,000** Sold Date **16-Sep-22**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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