

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

4 FROGMORES STREET 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

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2022

to

30 Apr 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

35 OAKLANDS WAY PAKENHAM VIC 3810	625000	26-Feb-23
13 SERENITY STREET PAKENHAM VIC 3810	616000	14-Feb-23
3 CANN COURT PAKENHAM VIC 3810	617000	03-Apr-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: 16 May 2023



**35 OAKLANDS WAY PAKENHAM
VIC 3810**

3 2 2

Sold Price

625000

Sold Date **26-Feb-23**

Distance **1.39km**



**13 SERENITY STREET PAKENHAM
VIC 3810**

3 2 2

Sold Price

616000

Sold Date **14-Feb-23**

Distance **0.52km**



**3 CANN COURT PAKENHAM VIC
3810**

3 2 2

Sold Price

^{RS} **617000**

Sold Date **03-Apr-23**

Distance **0.81km**



**7 TRIBUTE DRIVE PAKENHAM VIC
3810**

3 2 2

Sold Price

^{RS} **608000**

Sold Date **11-Apr-23**

Distance **0.84km**

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

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