

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

3/34 TUSCANY RISE 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2021

to

30 Jun 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

10/5 MELISSA WAY PAKENHAM VIC 3810	\$455,000	21-Jun-22
2/13 REDCHERRY COURT PAKENHAM VIC 3810	\$455,000	21-Jun-22
11 WOODLET PLACE PAKENHAM VIC 3810	\$470,000	05-Jul-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: 08 July 2022



**10/5 MELISSA WAY PAKENHAM
VIC 3810**

 2  1  1

Sold Price

^{RS} **\$455,000**

Sold Date

21-Jun-22

Distance

1.79km



**2/13 REDCHERRY COURT
PAKENHAM VIC 3810**

 2  1  1

Sold Price

Sold Date

21-Jun-22

Distance

0.18km



**11 WOODLET PLACE PAKENHAM
VIC 3810**

 2  1  1

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

05-Jul-22

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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