

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 HANLEY COURT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

3 DEVENEY STREET PAKENHAM VIC 3810	\$570,000	10-Jul-22
112 DUNCAN DRIVE PAKENHAM VIC 3810	\$540,000	04-Jul-22
8A DAVID STREET PAKENHAM VIC 3810	\$570,000	02-Jun-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: 18 October 2022



Another Fantastic Result
Barry Plant

3 DEVENEY STREET PAKENHAM VIC 3810

3 1 2

Sold Price **\$570,000** Sold Date **10-Jul-22**

Distance **1.26km**



112 DUNCAN DRIVE PAKENHAM VIC 3810

3 1 2

Sold Price **\$540,000** Sold Date **04-Jul-22**

Distance **1.02km**



8A DAVID STREET PAKENHAM VIC 3810

3 1 2

Sold Price **\$570,000** Sold Date **02-Jun-22**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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