

## 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

51 GARDENIA STREET PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2023

to

31 Aug 2024

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 KRAFT COURT PAKENHAM VIC 3810	\$730,000	29-Jul-24
12 WINDERMERE BOULEVARD PAKENHAM VIC 3810	\$730,000	02-Apr-24
14 ISAAC COURT PAKENHAM VIC 3810	\$730,000	01-Aug-24

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 September 2024

# AREASPECIALIST

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## 2 KRAFT COURT PAKENHAM VIC 3810

3 2 3

Sold Price

**\$730,000**

Sold Date

**29-Jul-24**

Distance

**1.61km**



## 12 WINDERMERE BOULEVARD PAKENHAM VIC 3810

3 2 2

Sold Price

Sold Date

**02-Apr-24**

Distance

**1.11km**



## 14 ISAAC COURT PAKENHAM VIC 3810

3 2 3

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**01-Aug-24**

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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