

## 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 David Street Pakenham VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,250

Property type

House

Suburb

Pakenham

Period-from

01 May 2020

to

30 Apr 2021

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 12-14 Thwaites Road Pakenham VIC 3810 | \$480,000 | 07-May-21 |
| 24 Tuscany Rise Pakenham VIC 3810     | \$483,000 | 09-Apr-21 |
| 6 Marisa Place Pakenham VIC 3810      | \$490,000 | 10-Mar-21 |

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: 12 May 2021



**12-14 Thwaites Road Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$480,000** Sold Date **07-May-21**  
 Distance **1.8km**

3 2 2



**24 Tuscany Rise Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$483,000** Sold Date **09-Apr-21**  
 Distance **1.66km**

3 2 1



**6 Marisa Place Pakenham VIC 3810** Sold Price **\$490,000** Sold Date **10-Mar-21**  
 Distance **2.73km**

3 1 2

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

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