

STATEMENT OF INFORMATION

22 SEVILLE STREET, PAKENHAM, VIC 3810

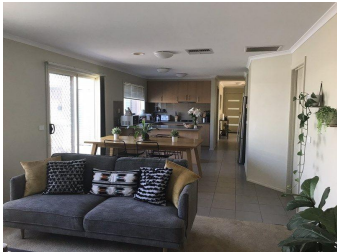
PREPARED BY THOMAS ALOYSIUS, FREEDOM PROPERTY, PHONE: 0433019756



freedom
property

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 SEVILLE STREET, PAKENHAM, VIC

3 2 2

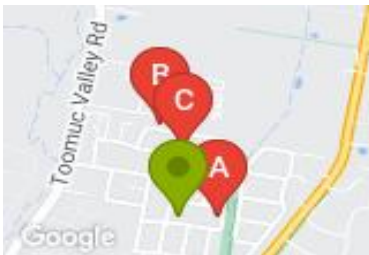
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$590,000 to \$640,000

Provided by: Thomas Aloysius, Freedom Property

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$650,000

01 April 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



26 CHERRY BLOSSOM CH, PAKENHAM, VIC

3 2 2

Sale Price

***\$570,000**

Sale Date: 28/03/2023

Distance from Property: 127m



27 MELISSA WAY, PAKENHAM, VIC 3810

3 2 2

Sale Price

***\$600,000**

Sale Date: 27/02/2023

Distance from Property: 338m



88 MELISSA WAY, PAKENHAM, VIC 3810

4 2 2

Sale Price

***\$620,000**

Sale Date: 05/04/2023

Distance from Property: 240m



This report has been compiled on 28/04/2023 by Freedom Property. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

22 SEVILLE STREET, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$590,000 to \$640,000

Median sale price

Median price

\$650,000

Property type

House

Suburb

PAKENHAM

Period

01 April 2022 to 31 March 2023

Source


pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

26 CHERRY BLOSSOM CH, PAKENHAM, VIC 3810	*\$570,000	28/03/2023
27 MELISSA WAY, PAKENHAM, VIC 3810	*\$600,000	27/02/2023
88 MELISSA WAY, PAKENHAM, VIC 3810	*\$620,000	05/04/2023

This Statement of Information was prepared on:

28/04/2023