

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

3/54-58 POMMEL STREET 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/54-58 POMMEL STREET PAKENHAM VIC 3810	\$450,000	27-Jul-22
5/63 POMMEL STREET PAKENHAM VIC 3810	\$436,000	11-Aug-22
7/63 POMMEL STREET PAKENHAM VIC 3810	\$400,000	17-Oct-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.~~

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**2/54-58 POMMEL STREET
PAKENHAM VIC 3810**

2 1 1

Sold Price

\$450,000

Sold Date

27-Jul-22

Distance

0.01km

**5/63 POMMEL STREET PAKENHAM
VIC 3810**

2 1 1

Sold Price

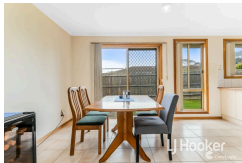
\$436,000

Sold Date

11-Aug-22

Distance

0.18km



**7/63 POMMEL STREET PAKENHAM
VIC 3810**

2 1 1

Sold Price

\$400,000

Sold Date

17-Oct-22

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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