

## 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 HIGHGROVE DRIVE 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

\$635,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,250

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2021

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 13 LUCERNE CIRCUIT PAKENHAM VIC 3810  | \$650,000 | 16-Jun-22 |
| 13 ADRIAN DRIVE PAKENHAM VIC 3810     | \$665,000 | 12-Sep-22 |
| 8 MAGGIORE CRESCENT PAKENHAM VIC 3810 | \$685,000 | 02-Sep-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: 14 September 2022



**13 LUCERNE CIRCUIT PAKENHAM VIC 3810**

Sold Price **\$650,000** Sold Date **16-Jun-22**

 4  2  2

Distance **0.44km**



**13 ADRIAN DRIVE PAKENHAM VIC 3810**

Sold Price <sup>RS</sup> **\$665,000** Sold Date **12-Sep-22**

 4  2  2

Distance **0.77km**



**8 MAGGIORE CRESCENT PAKENHAM VIC 3810**

Sold Price <sup>RS</sup> **\$685,000** Sold Date **02-Sep-22**

 4  2  2

Distance **0.85km**

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

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