

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 Page Close 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 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

8 Rose Garden Avenue Officer VIC 3809	\$640,000	09-Oct-20
23 Prospect Way Officer VIC 3809	\$650,000	24-Feb-21
7 Belmont Crescent Pakenham VIC 3810	\$610,000	04-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: 09 April 2021



8 Rose Garden Avenue Officer VIC 3809

Sold Price

\$640,000

Sold Date **09-Oct-20**

 4  2  2

Distance **0.42km**



23 Prospect Way Officer VIC 3809

Sold Price

^{RS} **\$650,000**

Sold Date **24-Feb-21**

 4  2  2

Distance **0.78km**



7 Belmont Crescent Pakenham VIC 3810

Sold Price

^{RS} **\$610,000**

Sold Date **04-Mar-21**

 4  2  2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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