

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

2/5 GARDINER 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2021

to

31 Oct 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

1 WAKENSHAW CRESCENT PAKENHAM VIC 3810	\$518,000	20-Jul-21
9 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$533,000	17-Jun-21
25 WAKENSHAW CRESCENT PAKENHAM VIC 3810	\$520,000	15-Nov-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 November 2022

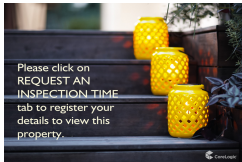


**1 WAKENSHAW CRESCENT
PAKENHAM VIC 3810**

 3  1  -

Sold Price **\$518,000** Sold Date **20-Jul-21**

Distance **0.14km**



**9 GRAND CENTRAL BOULEVARD
PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$533,000** Sold Date **17-Jun-21**

Distance **0.23km**



**25 WAKENSHAW CRESCENT
PAKENHAM VIC 3810**

 3  1  1

Sold Price **\$520,000** Sold Date **15-Nov-21**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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