

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 SEPAL LANE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,260

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2021

to

31 Mar 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

15/11 HOWQUA PLACE PAKENHAM VIC 3810	\$570,000	04-Feb-22
23/17 EDGEWARE CLOSE PAKENHAM VIC 3810	\$561,000	22-Apr-22
11 SEPAL LANE PAKENHAM VIC 3810	\$585,000	05-Oct-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.

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15/11 HOWQUA PLACE PAKENHAM VIC 3810 Sold Price **\$570,000** Sold Date **04-Feb-22**

3 2 2

Distance **0.63km**



23/17 EDGEWARE CLOSE PAKENHAM VIC 3810 Sold Price ^{RS} **\$561,000** Sold Date **22-Apr-22**

3 2 2

Distance **0.84km**



11 SEPAL LANE PAKENHAM VIC 3810 Sold Price **\$585,000** Sold Date **05-Oct-21**

3 2 2

Distance **-**

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

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