

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

1/40 ARMY ROAD 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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2022

to

31 Mar 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

5/76 MURPHY ROAD PAKENHAM VIC 3810	\$515,000	02-Dec-22
30 KIMBERLEY GROVE PAKENHAM VIC 3810	\$515,000	13-Apr-23
6 QUINELLA WAY PAKENHAM VIC 3810	\$520,000	13-Dec-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: 19 April 2023



**5/76 MURPHY ROAD PAKENHAM
VIC 3810**

 3  2  1

Sold Price

\$515,000

Sold Date **02-Dec-22**

Distance

0.4km



**30 KIMBERLEY GROVE PAKENHAM
VIC 3810**

 3  2  1

Sold Price

^{RS} **\$515,000**

Sold Date **13-Apr-23**

Distance

0.19km



**6 QUINELLA WAY PAKENHAM VIC
3810**

 3  2  2

Sold Price

\$520,000

Sold Date **13-Dec-22**

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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