

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

7 LEHMANN GROVE 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,250

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2021

to

31 Jul 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

7 COHENS WAY PAKENHAM VIC 3810	\$740,000	01-Jun-22
7 BOTANIC DRIVE PAKENHAM VIC 3810	\$770,000	03-Aug-22
10 FAULKNER DRIVE OFFICER VIC 3809	\$810,000	19-Jul-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: 25 August 2022



**7 COHENS WAY PAKENHAM VIC
3810**

Sold Price

^{RS} **\$740,000**

Sold Date

01-Jun-22

 4  2  2

Distance

0.88km



**7 BOTANIC DRIVE PAKENHAM VIC
3810**

Sold Price

^{RS} **\$770,000**

Sold Date

03-Aug-22

 4  2  2

Distance

0.48km



**10 FAULKNER DRIVE OFFICER VIC
3809**

Sold Price

^{RS} **\$810,000**

Sold Date

19-Jul-22

 4  2  2

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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