

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 ETHAN COURT 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,750

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 2024

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

| | | |
|-------------------------------------|-----------|-----------|
| 12 ASPEN STREET PAKENHAM VIC 3810 | \$700,000 | 27-Sep-23 |
| 15 ASPEN STREET PAKENHAM VIC 3810 | \$670,000 | 19-Jan-24 |
| 2 PASHANGER COURT PAKENHAM VIC 3810 | \$695,000 | 01-May-24 |

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: 21 October 2024

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12 ASPEN STREET PAKENHAM VIC 3810 Sold Price **\$700,000** Sold Date **27-Sep-23**
 Distance **0.03km**
 4 beds 2 bathrooms 2 cars



15 ASPEN STREET PAKENHAM VIC 3810 Sold Price **\$670,000** Sold Date **19-Jan-24**
 Distance **0.07km**
 4 beds 2 bathrooms 2 cars



2 PASHANGER COURT PAKENHAM VIC 3810 Sold Price **\$695,000** Sold Date **01-May-24**
 Distance **0.43km**
 4 beds 2 bathrooms 2 cars



10 REBECCA COURT PAKENHAM VIC 3810 Sold Price **\$700,000** Sold Date **11-Sep-24**
 Distance **0.4km**
 3 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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