

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 SILVER GUM DRIVE 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2022

to

31 Oct 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

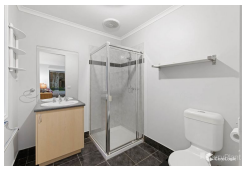
8 AYESHA RISE PAKENHAM VIC 3810	\$650,000	04-Jul-23
4 AYESHA RISE PAKENHAM VIC 3810	\$650,000	19-Apr-23
2 SWAMP GUM CLOSE PAKENHAM VIC 3810	\$650,000	28-Nov-22

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: 01 November 2023

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8 AYESHA RISE PAKENHAM VIC 3810

 3  2  2

Sold Price

\$650,000

Sold Date

04-Jul-23

Distance

0.23km



4 AYESHA RISE PAKENHAM VIC 3810

 3  2  2

Sold Price

Sold Date

19-Apr-23

Distance

0.23km



2 SWAMP GUM CLOSE PAKENHAM VIC 3810

 3  2  2

Sold Price

Sold Date

28-Nov-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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