

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 BRIDLE PLACE 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

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 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 BLUEGRASS CRESCENT PAKENHAM VIC 3810	\$735,000	15-Aug-23
5 KINGSTON AVENUE PAKENHAM VIC 3810	\$647,000	23-Jul-23
66 DUNBARTON DRIVE PAKENHAM VIC 3810	\$702,000	03-Jul-23

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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**8 BLUEGRASS CRESCENT
PAKENHAM VIC 3810**

4 2 6

Sold Price

^{RS}

\$735,000

Sold Date

15-Aug-23

Distance

0.22km



**5 KINGSTON AVENUE PAKENHAM
VIC 3810**

3 2 2

Sold Price

\$647,000

Sold Date

23-Jul-23

Distance

0.29km



**66 DUNBARTON DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price

^{RS}

\$702,000

Sold Date

03-Jul-23

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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