

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 MIKKELL 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

\$675,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Land

Suburb

Pakenham

Period-from

01 Jan 2022

to

31 Dec 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

2 RED GUM CIRCUIT PAKENHAM VIC 3810	\$730,000	30-Sep-22
12 YELLOW GUM DRIVE PAKENHAM VIC 3810	\$712,000	23-Jan-23
18 BALMORAL WAY PAKENHAM VIC 3810	\$665,000	26-Aug-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: 31 January 2023



**2 RED GUM CIRCUIT PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$730,000

Sold Date **30-Sep-22**

Distance **1.71km**



**12 YELLOW GUM DRIVE
PAKENHAM VIC 3810**

 4  2  2

Sold Price

^{RS} **\$712,000**

Sold Date **23-Jan-23**

Distance **1.47km**



**18 BALMORAL WAY PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$665,000

Sold Date **26-Aug-22**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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