

## 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 Deveney Street Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$382,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2019

to

30 Apr 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 25 Deveney Street Pakenham VIC 3810 | \$417,500 | 23-Dec-19 |
| 23 Deveney Street Pakenham VIC 3810 | \$400,000 | 17-Sep-19 |
| 1 McCaffery Rise Pakenham VIC 3810  | \$395,000 | 17-Feb-20 |

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: 18 May 2020



**25 Deveney Street Pakenham VIC 3810**

 3  1  -

Sold Price

**\$417,500**

Sold Date

**23-Dec-19**

Distance

**0.18km**



**23 Deveney Street Pakenham VIC 3810**

 3  1  1

Sold Price

**\$400,000**

Sold Date

**17-Sep-19**

Distance

**0.16km**



**1 McCaffery Rise Pakenham VIC 3810**

 2  1  1

Sold Price

**\$395,000**

Sold Date

**17-Feb-20**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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