

## 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

13 POMMEL 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 60 POMMEL STREET PAKENHAM VIC 3810  | \$620,000 | 07-Mar-22 |
| 5 FIELD STREET PAKENHAM VIC 3810    | \$618,000 | 31-Jan-22 |
| 13 GLENVISTA ROAD PAKENHAM VIC 3810 | \$605,000 | 14-Jan-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: 25 March 2022



**60 POMMEL STREET PAKENHAM  
VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**07-Mar-22**

Distance

**0.27km**



**5 FIELD STREET PAKENHAM VIC  
3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$618,000**

Sold Date

**31-Jan-22**

Distance

**1.24km**



**13 GLENVISTA ROAD PAKENHAM  
VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**14-Jan-22**

Distance

**1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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