

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

4 HUME 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2024

to

31 Dec 2024

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

9 OVERLAND RISE PAKENHAM VIC 3810	\$730,000	29-Oct-24
10 LOBELIA STREET PAKENHAM VIC 3810	\$756,000	08-Aug-24
43 HERITAGE BOULEVARD PAKENHAM VIC 3810	\$740,000	22-Nov-24

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 2025

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9 OVERLAND RISE PAKENHAM VIC 3810

Sold Price

\$730,000

 Sold Date **29-Oct-24**
 4  2  2

 Distance **0.2km**

10 LOBELIA STREET PAKENHAM VIC 3810

Sold Price

\$756,000

 Sold Date **08-Aug-24**
 4  2  2

 Distance **0.53km**

43 HERITAGE BOULEVARD PAKENHAM VIC 3810

Sold Price

^{RS} **\$740,000**

 Sold Date **22-Nov-24**
 3  2  3

 Distance **0.05km**
RS = Recent sale

UN = Undisclosed Sale

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