Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section	111 4 <i>1</i> AF	OI LITE ESTATE A	genis Act 1900
Property offered for sale						
Address Including suburb and postcode	55 Solid Drive, Pakenham Vic 3810					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$450	&	\$495,00	00			
Median sale price*						
Median price		Property Type		Su	burb Pakenham	
Period - From	to	0	So	ource		
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 six 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
1 12 Topiary St PAKENHAM 3810					\$450,000	31/10/2024
2 16 Topiary St PAKENHAM 3810					\$459,000	11/09/2024
3 56 Waterside Dr PAKENHAM 3810					\$490,000	28/08/2024
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 six months.						
This Statement of Information was prepared on: 18/03/2025 11:29						
* When this Statement of Information was prepared, publicly available information providing median sale						



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Land Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price \$450,000 - \$495,000 No median price available

Comparable Properties

12 Topiary St PAKENHAM 3810 (VG)





Price: \$450,000 Method: Sale Date: 31/10/2024 Property Type: Land Land Size: 447 sqm approx **Agent Comments**

16 Topiary St PAKENHAM 3810 (VG)







Agent Comments

Price: \$459.000 Method: Sale Date: 11/09/2024 Property Type: Land

Land Size: 512 sqm approx



56 Waterside Dr PAKENHAM 3810 (REI/VG)



Agent Comments



Price: \$490.000 Method: Private Sale Date: 28/08/2024 Property Type: Land Land Size: 561 sqm approx

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