

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

2 BRUCE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 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

2 LEIGH DRIVE PAKENHAM VIC 3810	\$600,000	24-Feb-24
1 MCGILL COURT PAKENHAM VIC 3810	\$630,000	09-Feb-24
5 SILVER GUM DRIVE PAKENHAM VIC 3810	\$660,000	22-Nov-23

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: 22 May 2024



2 LEIGH DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price **\$600,000** Sold Date **24-Feb-24**

Distance **1.11km**



1 MCGILL COURT PAKENHAM VIC 3810

3 2 2

Sold Price **\$630,000** Sold Date **09-Feb-24**

Distance **0.09km**



5 SILVER GUM DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price **\$660,000** Sold Date **22-Nov-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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