

## 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

4/5 SPENCER PLACE 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2023

to

31 May 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

1/31 SILVER GUM DRIVE PAKENHAM VIC 3810	\$545,000	21-Apr-24
25/107 ARMY ROAD PAKENHAM VIC 3810	\$540,000	09-May-24
110 ARMY ROAD PAKENHAM VIC 3810	\$577,000	21-Mar-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: 26 June 2024

Jess Ostrom  
 P 5941 4444  
 M 0427 071 270  
 E jess.o@neilsonpartners.com.au



**1/31 SILVER GUM DRIVE  
 PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$545,000** Sold Date **21-Apr-24**

Distance **0.16km**



**25/107 ARMY ROAD PAKENHAM  
 VIC 3810**

 3  2  2

Sold Price <sup>RS</sup> **\$540,000** Sold Date **09-May-24**

Distance **0.24km**



**110 ARMY ROAD PAKENHAM VIC  
 3810**

 3  2  2

Sold Price **\$577,000** Sold Date **21-Mar-24**

Distance **0.25km**

RS = Recent sale      UN = Undisclosed Sale

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