

## 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 NEWBURY 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

\$610,000

&

\$671,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2023

to

30 Jun 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 RUSHGATE STREET PAKENHAM VIC 3810	\$630,000	28-Feb-24
52 ARLINGTON AVENUE PAKENHAM VIC 3810	\$635,000	29-Jan-24
27 STANHOPE PLACE PAKENHAM VIC 3810	\$645,000	27-Apr-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: 04 July 2024

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**9 RUSHGATE STREET PAKENHAM  
VIC 3810**

3 2 2

Sold Price

**\$630,000**Sold Date **28-Feb-24**Distance **0.16km****52 ARLINGTON AVENUE  
PAKENHAM VIC 3810**

3 2 1

Sold Price

**\$635,000**Sold Date **29-Jan-24**Distance **0.38km****27 STANHOPE PLACE PAKENHAM  
VIC 3810**

4 2 2

Sold Price

**\$645,000**Sold Date **27-Apr-24**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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