

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

5/23 MAIN STREET 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

\$465,000

&

\$511,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

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

3 STAR MEWS PAKENHAM VIC 3810	\$475,000	05-Jan-24
5/25 KING STREET PAKENHAM VIC 3810	\$510,000	14-Mar-24
1/3 ALBYN CLOSE PAKENHAM VIC 3810	\$475,500	10-Jan-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: 05 June 2024

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**3 STAR MEWS PAKENHAM VIC
3810**

 2  2  -

Sold Price

\$475,000

Sold Date

05-Jan-24

Distance

0.1km



**5/25 KING STREET PAKENHAM VIC
3810**

 2  1  2

Sold Price

\$510,000

Sold Date

14-Mar-24

Distance

0.8km



**1/3 ALBYN CLOSE PAKENHAM VIC
3810**

 2  1  2

Sold Price

\$475,500

Sold Date

10-Jan-24

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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