

## 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 MONTALTO DRIVE 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

\$850,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2022

to

31 Jul 2023

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

30 GRANDVUE BOULEVARD PAKENHAM VIC 3810	\$887,500	26-Apr-23
102 GRANDVUE BOULEVARD PAKENHAM VIC 3810	\$900,000	07-Mar-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 August 2023



**30 GRANDVUE BOULEVARD  
PAKENHAM VIC 3810**

4 2 2

Sold Price

<sup>RS</sup>

**\$887,500**

Sold Date

**26-Apr-23**

Distance

**0.34km**



**102 GRANDVUE BOULEVARD  
PAKENHAM VIC 3810**

4 2 2

Sold Price

**\$900,000**

Sold Date

**07-Mar-23**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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