

## 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

58 MANNA GUM 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

\$535,000

&

\$588,500

### 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

3 JENNIFER COURT PAKENHAM VIC 3810	\$570,000	11-Mar-24
58 ALGERD WAY PAKENHAM VIC 3810	\$596,000	14-Mar-24
5 WELLS STREET PAKENHAM VIC 3810	\$595,000	22-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.~~

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**3 JENNIFER COURT PAKENHAM VIC 3810**

 3  2  -

Sold Price **\$570,000** Sold Date **11-Mar-24**

Distance **0.37km**



**58 ALGERD WAY PAKENHAM VIC 3810**

 3  2  2

Sold Price <sup>RS</sup> **\$596,000** Sold Date **14-Mar-24**

Distance **0.46km**



**5 WELLS STREET PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$595,000** Sold Date **22-Jan-24**

Distance **0.47km**

RS = Recent sale      UN = Undisclosed Sale

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