

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

6 FIELD 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

\$570,000

&

\$620,000

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

5 WELLS STREET PAKENHAM VIC 3810	\$595,000	22-Jan-24
39 KIMBERLEY GROVE PAKENHAM VIC 3810	\$610,000	11-Jan-24
15 ALAPONT CLOSE PAKENHAM VIC 3810	\$605,000	01-Dec-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: 16 May 2024

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5 WELLS STREET PAKENHAM VIC 3810

Sold Price

\$595,000

Sold Date

22-Jan-24

3 2 2

Distance

0.28km



39 KIMBERLEY GROVE PAKENHAM VIC 3810

Sold Price

\$610,000

Sold Date

11-Jan-24

3 2 2

Distance

0.29km



15 ALAPONT CLOSE PAKENHAM VIC 3810

Sold Price

^{RS} **\$605,000** ^{UN}

Sold Date

01-Dec-23

3 2 2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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