

## 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

7 TRIBUZI CLOSE 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

\$550,000

&

\$599,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,375

Property type

Land

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 TRIBUZI CLOSE PAKENHAM VIC 3810	\$575,000	14-Nov-23
9 TRIBUZI CLOSE PAKENHAM VIC 3810	\$575,000	21-Nov-23
13 OLIVIA COURT PAKENHAM VIC 3810	\$590,000	02-Mar-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: 09 May 2024

**5 TRIBUZI CLOSE PAKENHAM VIC 3810**

Sold Price

**\$575,000**

Sold Date

**14-Nov-23**

3 2 2

Distance

**0.02km****9 TRIBUZI CLOSE PAKENHAM VIC 3810**

Sold Price

Sold Date

**21-Nov-23**

3 2 2

Distance

**0.02km****13 OLIVIA COURT PAKENHAM VIC 3810**

Sold Price

**\$590,000**

Sold Date

**02-Mar-24**

3 2 2

Distance

**1.81km**

RS = Recent sale

UN = Undisclosed Sale

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