

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 ELDERBERRY WAY 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2022

to

28 Feb 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

4 BOHEMIA CRESCENT PAKENHAM VIC 3810	\$625,000	15-Jan-22
19 SIENNA WAY PAKENHAM VIC 3810	\$660,000	21-Feb-22
53 TIPPERARY CIRCUIT PAKENHAM VIC 3810	\$611,500	15-Feb-22

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: 15 March 2023

**4 BOHEMIA CRESCENT
PAKENHAM VIC 3810**

3 2 2

Sold Price **\$625,000** Sold Date **15-Jan-22**Distance **2.03km****19 SIENNA WAY PAKENHAM VIC
3810**

3 2 2

Sold Price **\$660,000** Sold Date **21-Feb-22**Distance **1.68km****53 TIPPERARY CIRCUIT
PAKENHAM VIC 3810**

3 2 2

Sold Price **\$611,500** Sold Date **15-Feb-22**Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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