

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 MUSCARI DRIVE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2023

to

31 Jul 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 DELPHINIUM ROAD PAKENHAM VIC 3810	\$665,000	20-Mar-24
10 CREEKVIEW AVENUE PAKENHAM VIC 3810	\$660,000	21-Feb-24
19 ROSELLA AVENUE PAKENHAM VIC 3810	\$711,000	28-May-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: 05 August 2024

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**3 DELPHINIUM ROAD PAKENHAM
VIC 3810**

Sold Price

\$665,000

Sold Date

20-Mar-24



4



2



2

Distance

0.22km



**10 CREEKVIEW AVENUE
PAKENHAM VIC 3810**

Sold Price

\$660,000

Sold Date

21-Feb-24



4



2



2

Distance

1.35km



**19 ROSELLA AVENUE PAKENHAM
VIC 3810**

Sold Price

\$711,000

Sold Date

28-May-24



4



2



2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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