

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

2/38-40 TUSCANY RISE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

28/18-20 BEN DRIVE PAKENHAM VIC 3810	\$455,000	11-Feb-25
8 WOODLET PLACE PAKENHAM VIC 3810	\$470,000	05-Dec-24
16/7 SYME ROAD PAKENHAM VIC 3810	\$470,000	11-Jan-25

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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OBrien Real Estate

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28/18-20 BEN DRIVE PAKENHAM VIC 3810

2 1 1

Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **11-Feb-25**

Distance **1.07km**



8 WOODLET PLACE PAKENHAM VIC 3810

2 1 1

Sold Price **\$470,000** Sold Date **05-Dec-24**

Distance **1.85km**



16/7 SYME ROAD PAKENHAM VIC 3810

2 1 1

Sold Price Sold Date **11-Jan-25**

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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