

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

1 GREENFIELD LANE 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

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2022

to

31 Jul 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

3 CREEKVIEW AVENUE PAKENHAM VIC 3810	\$680,000	27-Jun-23
45 VICTORY DRIVE PAKENHAM VIC 3810	\$656,500	09-Aug-23
47 EDMUND STREET PAKENHAM VIC 3810	\$676,000	17-Jun-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.~~

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3 CREEKVIEW AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price ^{RS} **\$680,000** Sold Date **27-Jun-23**

Distance **0.37km**



45 VICTORY DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price ^{RS} **\$656,500** ^{UN} Sold Date **09-Aug-23**

Distance **0.12km**



47 EDMUND STREET PAKENHAM VIC 3810

4 2 2

Sold Price **\$676,000** Sold Date **17-Jun-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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