

## 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

10 COLONIAL WAY 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2023

to

29 Feb 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

8 COLONIAL WAY PAKENHAM VIC 3810	\$780,000	21-Mar-23
34 HERITAGE BOULEVARD PAKENHAM VIC 3810	\$837,000	08-Nov-23
14 OVERLAND RISE PAKENHAM VIC 3810	\$906,000	31-Jan-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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## 8 COLONIAL WAY PAKENHAM VIC 3810

 4  2  2

Sold Price

**\$780,000**

Sold Date

**21-Mar-23**

Distance

**0.02km**



## 34 HERITAGE BOULEVARD PAKENHAM VIC 3810

 4  2  2

Sold Price

**\$837,000**

Sold Date

**08-Nov-23**

Distance

**0.17km**



## 14 OVERLAND RISE PAKENHAM VIC 3810

 4  2  2

Sold Price

**\$906,000**

Sold Date

**31-Jan-23**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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