

## 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

104 MCGREGOR ROAD 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2022

to

30 Apr 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

8 COLONIAL WAY PAKENHAM VIC 3810	\$780,000	05-Apr-23
6 PIONEERS CRESCENT PAKENHAM VIC 3810	\$720,000	16-Mar-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.

This Statement of Information was prepared on: 03 May 2023



**8 COLONIAL WAY PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date **05-Apr-23**

4 2 2

Distance **0.22km**



**6 PIONEERS CRESCENT PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **16-Mar-23**

4 2 2

Distance **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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