

# 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

122 SUNDANCE PROMENADE, PAKENHAM, VIC 3810

### Indicative selling price

For the meaning of this price

seeconsumer.vic.gov.auunderquoting

Price Range \$680,000

### Median sale price

Median price

\$760,000

Property Type

House

Suburb

Pakenham Vic 3810

Period - From

1/01/2021

to

25/03/2024

Source

REA

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

1 VALBERG WAY, PAKENHAM, VIC 3810	\$\$685,000	03/11/2023
55 Mountford Rise, Pakenham	\$681,000	28 Mar 2024
16 Isabel Street, Pakenham	\$690,000	26 Mar 2024

This Statement of Information was prepared on: 25/03/2024