

## 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

13 MOORE MEWS 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2022

to

31 Oct 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	07-Jun-23
14 STRINGY BARK CIRCUIT PAKENHAM VIC 3810	\$640,000	16-Jul-23
5 MORGAN WAY PAKENHAM VIC 3810	\$667,000	27-Oct-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: 14 November 2023



**3 CREEKVIEW AVENUE  
 PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$680,000** Sold Date **07-Jun-23**

Distance **0.76km**



**14 STRINGY BARK CIRCUIT  
 PAKENHAM VIC 3810**

 3  2  2

Sold Price **\$640,000** Sold Date **16-Jul-23**

Distance **0.37km**



**5 MORGAN WAY PAKENHAM VIC  
 3810**

 3  2  2

Sold Price <sup>RS</sup> **\$667,000** Sold Date **27-Oct-23**

Distance **0.77km**

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

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