

## 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

2/32 CAMERON 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

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

2/39 EBONY DRIVE PAKENHAM VIC 3810	\$570,000	22-Jun-23
2/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$555,000	10-May-23
16 LANGLEY WAY PAKENHAM VIC 3810	\$570,000	26-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: 09 August 2023



**2/39 EBONY DRIVE PAKENHAM  
VIC 3810**

 3  2  2

Sold Price

**\$570,000**

Sold Date

**22-Jun-23**

Distance

**1.58km**



**2/23 ATLANTIC DRIVE PAKENHAM  
VIC 3810**

 3  2  2

Sold Price

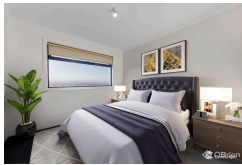
**\$555,000**

Sold Date

**10-May-23**

Distance

**1.89km**



**16 LANGLEY WAY PAKENHAM VIC  
3810**

 3  2  2

Sold Price

<sup>RS</sup>**\$570,000**

Sold Date

**26-Mar-23**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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