

## 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

22 WILD CHERRY AVENUE 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

4 GALWAY RISE PAKENHAM VIC 3810	\$686,000	19-Oct-23
56 THWAITES ROAD PAKENHAM VIC 3810	\$677,500	20-Dec-23
18 WALNUT WAY PAKENHAM VIC 3810	\$660,000	28-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: 01 February 2024

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**4 GALWAY RISE PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$686,000**

Sold Date

**19-Oct-23**

Distance

**0.08km**



**56 THWAITES ROAD PAKENHAM VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$677,500**

Sold Date

**20-Dec-23**

Distance

**1.26km**



**18 WALNUT WAY PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$660,000**

Sold Date

**28-Oct-23**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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