

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

23 CABERNET WAY PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2023

to

29 Feb 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

38 BOTHAM CRESCENT PAKENHAM VIC 3810	\$665,000	08-Mar-24
44 EDGEWARE CLOSE PAKENHAM VIC 3810	\$587,500	26-Dec-23
39 MERLOT ROAD PAKENHAM VIC 3810	\$580,000	09-Feb-24

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.~~

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**38 BOTHAM CRESCENT
PAKENHAM VIC 3810**

3 2 2

Sold Price ^{RS} **\$665,000** Sold Date **08-Mar-24**

Distance **0.51km**



**44 EDGEWARE CLOSE PAKENHAM
VIC 3810**

3 2 2

Sold Price **\$587,500** Sold Date **26-Dec-23**

Distance **0.84km**



**39 MERLOT ROAD PAKENHAM VIC
3810**

3 2 1

Sold Price ^{RS} **\$580,000** Sold Date **09-Feb-24**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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