

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

25 ORCHARD VALLEY AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 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

14 WALNUT WAY PAKENHAM VIC 3810	\$600,000	13-Feb-24
14 CHERRY BLOSSOM CHASE PAKENHAM VIC 3810	\$643,000	01-Apr-24
33 MELISSA WAY PAKENHAM VIC 3810	\$620,000	07-Mar-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.~~

This Statement of Information was prepared on: 02 May 2024

AREASPECIALIST

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14 WALNUT WAY PAKENHAM VIC 3810

4 2 2

Sold Price

\$600,000

Sold Date

13-Feb-24

Distance

0.12km



14 CHERRY BLOSSOM CHASE PAKENHAM VIC 3810

4 2 2

Sold Price

^{RS} **\$643,000**

Sold Date

01-Apr-24

Distance

0.22km



33 MELISSA WAY PAKENHAM VIC 3810

4 2 2

Sold Price

\$620,000

Sold Date

07-Mar-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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