

## 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 TANGELO TERRACE 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

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

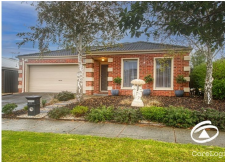
27 TANGELO TERRACE PAKENHAM VIC 3810	\$605,000	29-Jan-24
14 WALNUT WAY PAKENHAM VIC 3810	\$600,000	19-Feb-24
33 MELISSA WAY PAKENHAM VIC 3810	\$620,000	06-Mar-24

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: 22 March 2024

Jess Ostrom  
 P 5941 4444  
 M 0427 071 270  
 E jess.o@neilsonpartners.com.au



**27 TANGELO TERRACE  
 PAKENHAM VIC 3810**

3 2 2

Sold Price **\$605,000** Sold Date **29-Jan-24**

Distance **0.02km**



**14 WALNUT WAY PAKENHAM VIC  
 3810**

4 2 2

Sold Price <sup>RS</sup> **\$600,000** Sold Date **19-Feb-24**

Distance **0.14km**



**33 MELISSA WAY PAKENHAM VIC  
 3810**

4 2 2

Sold Price <sup>RS</sup> **\$620,000** Sold Date **06-Mar-24**

Distance **0.23km**



**7 WILD CHERRY AVENUE  
 PAKENHAM VIC 3810**

4 2 2

Sold Price **\$637,000** Sold Date **31-Oct-23**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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