

## 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

3 MARLEY 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2022

to

30 Nov 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

7 MUSCARI DRIVE PAKENHAM VIC 3810	\$678,000	04-Dec-23
40 MELISSA WAY PAKENHAM VIC 3810	\$655,000	04-Dec-23
6 RED GUM CIRCUIT PAKENHAM VIC 3810	\$662,000	02-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: 19 December 2023

# AREASPECIALIST

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**7 MUSCARI DRIVE PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup>

**\$678,000**

Sold Date

**04-Dec-23**

 4  2  2

Distance

**1.27km**



**40 MELISSA WAY PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**04-Dec-23**

 4  2  2

Distance

**4.09km**



**6 RED GUM CIRCUIT PAKENHAM VIC 3810**

Sold Price

**\$662,000**

Sold Date

**02-Oct-23**

 4  2  2

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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