

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	31 Elderberry Way Pakenham, 3810
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$575,000 & \$630,000
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### Median sale price

Median price	\$656,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	03-Apr-2023	to	02-Apr-2024	Source	NOT PROVIDED

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	45 Balmoral Way, Pakenham	\$582,000	13-Feb-2024
2	1 McGill Crt, Pakenham	\$630,000	09-Feb-2024
3	44 Edgeware Close, Pakenham	\$587,500	26-Dec-2023

This statement of information was prepared on 02-Apr-2024 at 10:04:39 AM EST