

## 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

31B CAMERON 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2023

to

31 May 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

8 MAYWOOD STREET PAKENHAM VIC 3810	\$562,000	22-Mar-24
2 WOODBINE STREET PAKENHAM VIC 3810	\$578,000	14-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: 27 June 2024

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**8 MAYWOOD STREET PAKENHAM  
VIC 3810**

Sold Price

**\$562,000**

Sold Date

**22-Mar-24**

 3  2  1

Distance

**0.56km**



**2 WOODBINE STREET PAKENHAM  
VIC 3810**

Sold Price

**\$578,000**

Sold Date

**14-Mar-24**

 3  2  1

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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