

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

33/3 MANOR VIEW 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

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

7/21-31 PARMAN AVENUE PAKENHAM VIC 3810	\$455,000	09-Feb-24
1/39 TUSCANY RISE PAKENHAM VIC 3810	\$565,000	04-Mar-24
7 SHERRIFF RISE PAKENHAM VIC 3810	\$462,500	12-Nov-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: 27 March 2024



**7/21-31 PARMAN AVENUE
PAKENHAM VIC 3810**

2 1 1

Sold Price ^{RS} **\$455,000** Sold Date **09-Feb-24**

Distance **1.78km**



**1/39 TUSCANY RISE PAKENHAM
VIC 3810**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **04-Mar-24**

Distance **3.09km**



**7 SHERRIFF RISE PAKENHAM VIC
3810**

2 1 1

Sold Price **\$462,500** Sold Date **12-Nov-23**

Distance **2.15km**

RS = Recent sale UN = Undisclosed Sale

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