

## 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

36 ARLINGTON AVENUE 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

\$565,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2022

to

31 Oct 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

2 THE OAKS AVENUE PAKENHAM VIC 3810	\$599,000	22-Aug-23
42 ARLINGTON AVENUE PAKENHAM VIC 3810	\$600,000	26-Jul-23
48 ARLINGTON AVENUE PAKENHAM VIC 3810	\$580,000	25-May-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: 29 November 2023

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**2 THE OAKS AVENUE PAKENHAM VIC 3810**

 3  2  1

Sold Price **\$599,000** Sold Date **22-Aug-23**

Distance **0.07km**



**42 ARLINGTON AVENUE PAKENHAM VIC 3810**

 3  2  1

Sold Price **\$600,000** Sold Date **26-Jul-23**

Distance **0.03km**



**48 ARLINGTON AVENUE PAKENHAM VIC 3810**

 3  2  1

Sold Price **\$580,000** Sold Date **25-May-23**

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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