

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

4 WEDGEWOOD DRIVE 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2022

to

31 Jul 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

3 WEDGEWOOD DRIVE PAKENHAM VIC 3810	\$610,000	27-Apr-23
26 KIMBERLEY GROVE PAKENHAM VIC 3810	\$611,000	11-Nov-22
12 CASCADE WAY PAKENHAM VIC 3810	\$620,000	30-May-22

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: 23 August 2023



3 WEDGEWOOD DRIVE PAKENHAM VIC 3810

 3  2  2

Sold Price

\$610,000

Sold Date

27-Apr-23

Distance

0.05km



26 KIMBERLEY GROVE PAKENHAM VIC 3810

 4  2  2

Sold Price

\$611,000

Sold Date

11-Nov-22

Distance

0.09km



12 CASCADE WAY PAKENHAM VIC 3810

 4  2  2

Sold Price

\$620,000

Sold Date

30-May-22

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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