

## 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

40 ST LEONARD 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

\$875,000

&

\$957,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 MONTALTO DRIVE PAKENHAM VIC 3810     | \$875,000 | 30-Aug-23 |
| 36 CASSOWARY AVENUE PAKENHAM VIC 3810   | \$900,000 | 30-Jan-24 |
| 33 PARK ORCHARD DRIVE PAKENHAM VIC 3810 | \$950,000 | 28-Aug-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: 19 February 2024

**11 MONTALTO DRIVE PAKENHAM  
VIC 3810**

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Sold Price

**\$875,000**Sold Date **30-Aug-23**Distance **0.76km****36 CASSOWARY AVENUE  
PAKENHAM VIC 3810**

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Sold Price

RS **\$900,000** Sold Date **30-Jan-24**Distance **1.76km****33 PARK ORCHARD DRIVE  
PAKENHAM VIC 3810**

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Sold Price

**\$950,000**Sold Date **28-Aug-23**Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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