

## 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 WINDERMERE BOULEVARD 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

\$660,000

&

\$726,000

### 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

6 WINDERMERE BOULEVARD PAKENHAM VIC 3810	\$740,000	26-Sep-23
28 CONSTANCE WAY PAKENHAM VIC 3810	\$680,000	23-Oct-23
62 WINDERMERE BOULEVARD PAKENHAM VIC 3810	\$680,000	25-Sep-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.~~

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**6 WINDERMERE BOULEVARD  
PAKENHAM VIC 3810**

 4  
  2  
  2

Sold Price <sup>RS</sup> **\$740,000** Sold Date **26-Sep-23**

Distance **0.29km**



**28 CONSTANCE WAY PAKENHAM  
VIC 3810**

 4  
  2  
  2

Sold Price <sup>RS</sup> **\$680,000** Sold Date **23-Oct-23**

Distance **0.97km**



**62 WINDERMERE BOULEVARD  
PAKENHAM VIC 3810**

 3  
  2  
  2

Sold Price Sold Date **25-Sep-23**

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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