

## 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

6 COHENS 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 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

38 SCARLET CRESCENT PAKENHAM VIC 3810	\$650,000	07-May-24
7 DAY LILLY COURT PAKENHAM VIC 3810	\$648,000	14-May-24
25 GOSHAWK DRIVE PAKENHAM VIC 3810	\$655,000	10-Apr-24

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: 16 May 2024

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## 38 SCARLET CRESCENT PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup> \$650,000

Sold Date 07-May-24

Distance 0.32km



## 7 DAY LILLY COURT PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup> \$648,000

Sold Date 14-May-24

Distance 0.46km



## 25 GOSHAWK DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup> \$655,000

Sold Date 10-Apr-24

Distance 1.28km

RS = Recent sale

UN = Undisclosed Sale

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