

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

7 DAY LILLY COURT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|------------------------------------|-----------|-----------|
| 13 MOORE MEWS PAKENHAM VIC 3810 | \$668,000 | 22-Nov-23 |
| 45 THE PARKWAY PAKENHAM VIC 3810 | \$735,000 | 19-Oct-23 |
| 59 VICTORY DRIVE PAKENHAM VIC 3810 | \$670,000 | 17-Nov-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: 04 April 2024

AREASPECIALIST

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13 MOORE MEWS PAKENHAM VIC 3810

Sold Price

\$668,000

Sold Date

22-Nov-23

 3

 2

 2

Distance

0.12km



45 THE PARKWAY PAKENHAM VIC 3810

Sold Price

\$735,000

Sold Date

19-Oct-23

 3

 2

 2

Distance

0.4km



59 VICTORY DRIVE PAKENHAM VIC 3810

Sold Price

\$670,000

Sold Date

17-Nov-23

 3

 2

 2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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