

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 RAMONA WAY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2023

to

31 May 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

5 JACARANDA WAY PAKENHAM VIC 3810	\$800,000	07-Feb-24
10 COBALT COURT PAKENHAM VIC 3810	\$803,000	25-Jun-24
39 HONEYEATER WAY PAKENHAM VIC 3810	\$780,000	16-Feb-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: 27 June 2024

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5 JACARANDA WAY PAKENHAM VIC 3810

4 2 2

Sold Price

\$800,000

Sold Date **07-Feb-24**

Distance **0.58km**



10 COBALT COURT PAKENHAM VIC 3810

6 4 -

Sold Price

^{RS} **\$803,000**

Sold Date **25-Jun-24**

Distance **0.62km**



39 HONEYEATER WAY PAKENHAM VIC 3810

4 2 -

Sold Price

^{RS} **\$780,000**

Sold Date **16-Feb-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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