

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 WINNEKE 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

\$940,000

&

\$1,020,000

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

9 GATSBY DRIVE OFFICER VIC 3809	\$1,015,000	17-Oct-23
9 BLIGH BOULEVARD PAKENHAM VIC 3810	\$942,000	18-Mar-24
20 WITHERS COURT PAKENHAM VIC 3810	\$975,000	27-Mar-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: 03 April 2024

AREASPECIALIST

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9 GATSBY DRIVE OFFICER VIC 3809

4 2 2

Sold Price

\$1,015,000

Sold Date

17-Oct-23

Distance

3.02km



9 BLIGH BOULEVARD PAKENHAM VIC 3810

4 2 2

Sold Price

^{RS} **\$942,000**

Sold Date

18-Mar-24

Distance

0.18km



20 WITHERS COURT PAKENHAM VIC 3810

4 2 2

Sold Price

^{RS} **\$975,000**

Sold Date

27-Mar-24

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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