

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

4 CERRETO MEWS 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 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

7 GREVILLEA PLACE PAKENHAM VIC 3810	\$710,000	23-Oct-24
10 HAYES COURT PAKENHAM VIC 3810	\$725,000	04-Sep-24
64 GREENDALE BOULEVARD PAKENHAM VIC 3810	\$720,000	27-May-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: 25 November 2024

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**7 GREVILLEA PLACE PAKENHAM
VIC 3810** 4  2  2

Sold Price

^{RS} **\$710,000** Sold Date **23-Oct-24**Distance **0.87km****10 HAYES COURT PAKENHAM VIC
3810** 4  2  2

Sold Price

\$725,000 Sold Date **04-Sep-24**Distance **0.96km****64 GREENDALE BOULEVARD
PAKENHAM VIC 3810** 4  2  2

Sold Price

\$720,000 Sold Date **27-May-24**Distance **0.74km****RS** = Recent sale**UN** = Undisclosed Sale

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