

## 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

14 CAMERON WAY PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$610,000

### 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

59 BARRINGTON DRIVE PAKENHAM VIC 3810

642000

06-Aug-24

10 BARRINGTON DRIVE PAKENHAM VIC 3810

600000

28-Oct-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: 15 November 2024



### 59 BARRINGTON DRIVE PAKENHAM VIC 3810

3 1 2

Sold Price

**642000** Sold Date **06-Aug-24**

Distance **0.44km**


### 10 BARRINGTON DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup> **600000** Sold Date **28-Oct-24**

Distance **0.48km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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