

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 Sienna Way, Pakenham, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$565,000

&

\$615,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/07/2022

to

30/07/2023

Source

RPDATA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
8 POINTER DR, PAKENHAM, VIC 3810	\$615,000	28/06/2023
22 OBRIEN PDE, PAKENHAM, VIC 3810	\$600,000	23/06/2023
13 HOUND CRT, PAKENHAM, VIC 3810	\$582,000	19/04/2023

This Statement of Information was prepared on: 09/08/2023