

# 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 5 RENOIR AVE, Pakenham, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$700,000

### Median sale price

Median price \$665,000 Property Type House Suburb Pakenham (3810)

Period - From 28/02/2022 to 07/03/2022 Source REA

### 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 |
|-----------------------------------------|-----------|--------------|
| 6 RAMEL WAY, PAKENHAM VIC 3810          | \$690,000 | 24/01/2022   |
| 114 SANDALWOOD DRIVE, PAKENHAM VIC 3810 | \$720,000 | 27/01/2022   |
| 14 VANESSA CIRCUIT, PAKENHAM VIC 3810   | \$700,000 | 14/01/2022   |

This Statement of Information was prepared on: 07/03/2022