

## 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

26 FREEMAN DRIVE 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

\$555,000

&

\$610,500

### 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

2 WOODBINE STREET PAKENHAM VIC 3810	\$578,000	28-Mar-24
5 GREAVES COURT PAKENHAM VIC 3810	\$608,000	19-Dec-23
41 CLAIRWOOD AVENUE PAKENHAM VIC 3810	\$570,000	12-Dec-23

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.~~

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# AREASPECIALIST

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## 2 WOODBINE STREET PAKENHAM VIC 3810

Sold Price

<sup>RS</sup> **\$578,000** <sup>UN</sup>

Sold Date

**28-Mar-24**

 3  2  1

Distance

**1.44km**



## 5 GREAVES COURT PAKENHAM VIC 3810

Sold Price

**\$608,000**

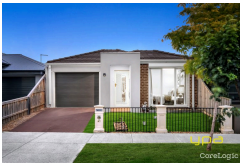
Sold Date

**19-Dec-23**

 3  2  1

Distance

**1.97km**



## 41 CLAIRWOOD AVENUE PAKENHAM VIC 3810

Sold Price

**\$570,000**

Sold Date

**12-Dec-23**

 3  2  1

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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