

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

1 GREAVES COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Jan 2024

to

31 Dec 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

16/7 SYME ROAD PAKENHAM VIC 3810	\$470,000	24-Jan-25
6/12 RENLIK COURT PAKENHAM VIC 3810	\$463,000	17-Jan-25
20/3 MANOR VIEW PAKENHAM VIC 3810	\$307,100	17-Feb-16

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: 28 January 2025



16/7 SYME ROAD PAKENHAM VIC 3810

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

24-Jan-25

 2  1  1

Distance

1.22km



6/12 RENLIK COURT PAKENHAM VIC 3810

Sold Price

^{RS} **\$463,000**

Sold Date

17-Jan-25

 2  1  1

Distance

2.74km



20/3 MANOR VIEW PAKENHAM VIC 3810

Sold Price

\$307,100

Sold Date

17-Feb-16

 3  1  2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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