

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

3 CAVERSHAM DRIVE 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

7 MURCHISON LINK PAKENHAM VIC 3810	\$870,000	17-Nov-23
26 BARWON DRIVE PAKENHAM VIC 3810	\$840,000	20-Oct-23
5 MACQUARIE CIRCUIT PAKENHAM VIC 3810	\$780,000	06-Sep-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.~~

This Statement of Information was prepared on: 30 January 2024

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**7 MURCHISON LINK PAKENHAM
VIC 3810**

 3  2  2

Sold Price

^{RS} **\$870,000**

Sold Date

17-Nov-23

Distance

1.59km



**26 BARWON DRIVE PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$840,000

Sold Date

20-Oct-23

Distance

1.2km



**5 MACQUARIE CIRCUIT
PAKENHAM VIC 3810**

 4  2  2

Sold Price

\$780,000

Sold Date

06-Sep-23

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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