

## 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

10 Riley Court Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,250

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 76 Oaklands Way Pakenham VIC 3810 | \$683,000 | 11-Jan-21 |
| 17 Hood Place Pakenham VIC 3810   | \$694,000 | 19-Apr-21 |
| 14 Moore Mews Pakenham VIC 3810   | \$681,300 | 05-Apr-21 |

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: 29 April 2021



**76 Oaklands Way Pakenham VIC 3810**

 4  2  3

Sold Price

**\$683,000**

Sold Date

**11-Jan-21**

Distance

**0.4km**



**17 Hood Place Pakenham VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$694,000**

Sold Date

**19-Apr-21**

Distance

**1.19km**



**14 Moore Mews Pakenham VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$681,300**

Sold Date

**05-Apr-21**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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