

## 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

16 COHENS WAY 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2024

to

28 Feb 2025

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

4 RADIATA CIRCUIT PAKENHAM VIC 3810	\$680,000	11-Sep-24
10 REBECCA COURT PAKENHAM VIC 3810	\$700,000	11-Sep-24
27 CLARENDON STREET PAKENHAM VIC 3810	\$650,000	26-Nov-24

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: 04 March 2025

# AREASPECIALIST

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## 4 RADIATA CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price **\$680,000** Sold Date **11-Sep-24**

Distance **0.4km**



## 10 REBECCA COURT PAKENHAM VIC 3810

3 2 2

Sold Price **\$700,000** Sold Date **11-Sep-24**

Distance **0.69km**



## 27 CLARENDON STREET PAKENHAM VIC 3810

3 2 2

Sold Price **\$650,000** Sold Date **26-Nov-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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