

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 ALGERD WAY 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

\$699,000

&

\$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 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

30 AYESHA RISE PAKENHAM VIC 3810	750000	29-Aug-24
10 ABREHART ROAD PAKENHAM VIC 3810	780000	17-Oct-24
14 ALGERD WAY PAKENHAM VIC 3810	755000	04-Oct-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: 10 February 2025



30 AYESHA RISE PAKENHAM VIC 3810

 4  2  2

Sold Price

750000

Sold Date **29-Aug-24**

Distance

1.18km



10 ABREHART ROAD PAKENHAM VIC 3810

 4  2  2

Sold Price

^{RS} **780000**

Sold Date **17-Oct-24**

Distance

1.75km



14 ALGERD WAY PAKENHAM VIC 3810

 4  2  2

Sold Price

^{RS} **755000**

Sold Date **04-Oct-24**

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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