

## 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

53 TIMBERLINE PARKWAY 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

\$699,000

&

\$768,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

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

7 CORVARA WAY PAKENHAM VIC 3810	\$740,000	28-Nov-24
4 MORZINE WAY PAKENHAM VIC 3810	\$752,500	30-Jan-25
22 NISEKO CRESCENT PAKENHAM VIC 3810	\$740,000	15-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: 19 March 2025



**7 CORVARA WAY PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$740,000**

Sold Date **28-Nov-24**

Distance **0.3km**



**4 MORZINE WAY PAKENHAM VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$752,500**

Sold Date **30-Jan-25**

Distance **0.64km**



**22 NISEKO CRESCENT PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$740,000**

Sold Date **15-Oct-24**

Distance **0.73km**

RS = Recent sale      UN = Undisclosed Sale

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