

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

7 NATANYA 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2023

to

30 Nov 2024

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

6 PASHIA GROVE PAKENHAM VIC 3810	\$550,000	29-Sep-24
3 JONATHAN PLACE PAKENHAM VIC 3810	\$600,000	04-Sep-24
15 TUSCANY RISE PAKENHAM VIC 3810	\$650,000	29-Aug-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: 12 December 2024



6 PASHIA GROVE PAKENHAM VIC 3810

Sold Price

\$550,000

Sold Date

29-Sep-24

 3

 1

 1

Distance

1.15km



3 JONATHAN PLACE PAKENHAM VIC 3810

Sold Price

\$600,000

Sold Date

04-Sep-24

 3

 1

 2

Distance

1.2km



15 TUSCANY RISE PAKENHAM VIC 3810

Sold Price

\$650,000

Sold Date

29-Aug-24

 3

 2

 1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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