

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

6 RIPPLEBROOK WALK 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

\$445,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2023

to

31 Aug 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

8 RIPPLEBROOK WALK PAKENHAM VIC 3810	\$450,000	16-Nov-23
4/57 KING STREET PAKENHAM VIC 3810	\$440,000	06-Sep-24
12 LANGLEY WAY PAKENHAM VIC 3810	\$450,000	19-Apr-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: 30 September 2024

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**8 RIPPLEBROOK WALK
PAKENHAM VIC 3810**

2 2 1

Sold Price **\$450,000** Sold Date **16-Nov-23**

Distance **0km**



**4/57 KING STREET PAKENHAM VIC
3810**

2 1 1

Sold Price ^{RS} **\$440,000** Sold Date **06-Sep-24**

Distance **0.24km**



**12 LANGLEY WAY PAKENHAM VIC
3810**

2 2 1

Sold Price **\$450,000** Sold Date **19-Apr-24**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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