

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 Greenway 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2020

to

31 Dec 2020

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 Sinclair Walk Pakenham VIC 3810	\$580,000	24-Nov-20
50 Dusseldorp Avenue Pakenham VIC 3810	\$590,000	07-Oct-20
11 Rosella Avenue Pakenham VIC 3810	\$622,000	26-Oct-20

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: 13 January 2021



6 Sinclair Walk Pakenham VIC 3810 Sold Price ^{RS} **\$580,000** Sold Date **24-Nov-20**

 4  2  2

Distance **0.09km**



50 Dusseldorp Avenue Pakenham VIC 3810 Sold Price **\$590,000** Sold Date **07-Oct-20**

 4  2  2

Distance **1.01km**



11 Rosella Avenue Pakenham VIC 3810 Sold Price **\$622,000** Sold Date **26-Oct-20**

 3  2  2

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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