

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

8 COLONIAL 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

\$810,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2022

to

31 Jan 2023

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 CARRINGTON DRIVE PAKENHAM VIC 3810	\$800,000	12-Nov-22
36 MACKELLAR STREET PAKENHAM VIC 3810	\$830,000	01-Feb-23
28 HENRY LAWSON DRIVE PAKENHAM VIC 3810	\$890,000	25-Oct-22

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: 22 February 2023

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**6 CARRINGTON DRIVE PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$800,000

Sold Date

12-Nov-22

Distance

1.07km



**36 MACKELLAR STREET
PAKENHAM VIC 3810**

 4  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

01-Feb-23

Distance

1.51km



**28 HENRY LAWSON DRIVE
PAKENHAM VIC 3810**

 4  2  2

Sold Price

\$890,000

Sold Date

25-Oct-22

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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