

## 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 Carroll Walk 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2020

to

31 Oct 2021

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

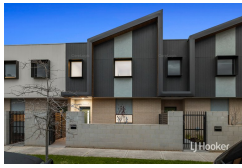
6/89 Henry Street Pakenham VIC 3810	\$470,000	09-Oct-21
1/37 Eagle Drive Pakenham VIC 3810	\$480,000	18-May-21
10/3 Manor View Pakenham VIC 3810	\$475,000	18-Jul-21

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: 16 November 2021

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**6/89 Henry Street Pakenham VIC 3810**

3 2 2

Sold Price

**\$470,000**

Sold Date

**09-Oct-21**

Distance

**0.15km**



**1/37 Eagle Drive Pakenham VIC 3810**

3 2 2

Sold Price

**\$480,000**

Sold Date

**18-May-21**

Distance

**1.33km**



**10/3 Manor View Pakenham VIC 3810**

3 2 2

Sold Price

**\$475,000**

Sold Date

**18-Jul-21**

Distance

**1.86km**

RS = Recent sale

UN = Undisclosed Sale

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