

# 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 RENOIR AVE, Pakenham, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$693,000

### Median sale price

Median price \$630,000 Property Type House Suburb Pakenham (3810)

Period - From 30/09/2021 to 29/10/2021 Source REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|-------------------------------------------|-----------|--------------|
| 30 HONEYEATER WAY, PAKENHAM VIC 3810      | \$730,000 | 09/09/2021   |
| 77 GREENDALE BOULEVARD, PAKENHAM VIC 3810 | \$670,000 | 05/04/2021   |
| 10 ELWOOD AVENUE, PAKENHAM VIC 3810       | \$716,000 | 17/05/2021   |

This Statement of Information was prepared on: 29/10/2021