

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

13 Cascade 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

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2020

to

31 May 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

26 Kimberley Grove Pakenham VIC 3810	\$530,000	14-Mar-21
20 Orchard Valley Avenue Pakenham VIC 3810	\$531,250	20-May-21
82 Melissa Way Pakenham VIC 3810	\$530,000	07-Apr-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: 09 June 2021



26 Kimberley Grove Pakenham VIC 3810

Sold Price

\$530,000

Sold Date

14-Mar-21

4

2

2

Distance

0.15km



20 Orchard Valley Avenue Pakenham VIC 3810

Sold Price

^{RS} **\$531,250**

Sold Date

20-May-21

3

2

2

Distance

2.16km



82 Melissa Way Pakenham VIC 3810

Sold Price

\$530,000

Sold Date

07-Apr-21

3

2

2

Distance

2.22km

RS = Recent sale

UN = Undisclosed Sale

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