

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

4 SNOWBIRD ROAD 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

\$665,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 2024

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

4 NISEKO CRESCENT PAKENHAM VIC 3810	\$701,000	21-Jun-24
8 CORVARA WAY PAKENHAM VIC 3810	\$690,000	14-Oct-24
11 ZERMATT LOOP PAKENHAM VIC 3810	\$700,000	08-Jun-24

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: 28 November 2024

AREASPECIALIST

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4 NISEKO CRESCENT PAKENHAM VIC 3810

Sold Price

\$701,000

Sold Date

21-Jun-24



4



2



2

Distance

0.08km



8 CORVARA WAY PAKENHAM VIC 3810

Sold Price

\$690,000

Sold Date

14-Oct-24



4



2



2

Distance

0.64km



11 ZERMATT LOOP PAKENHAM VIC 3810

Sold Price

\$700,000

Sold Date

08-Jun-24



4



2



2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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