

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

32 Caversham Drive, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$650,000 Property Type House Suburb Pakenham

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 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
1	15 Frogmores St PAKENHAM 3810	\$610,000	28/11/2024
2	21 Bavaria La PAKENHAM 3810	\$640,000	21/10/2024
3	28 Scarlet Cr PAKENHAM 3810	\$642,000	04/10/2024

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$600,000 - \$650,000
Median House Price
September quarter 2024: \$650,000



Property Type: House (Res)
Land Size: 336 sqm approx
Agent Comments

Comparable Properties



15 Frogmores St PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 288 sqm approx



21 Bavaria La PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 347 sqm approx



28 Scarlet Cr PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$642,000
Method: Private Sale
Date: 04/10/2024
Property Type: House
Land Size: 448 sqm approx

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