

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

163 Blue Horizons 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2020

to

31 Aug 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

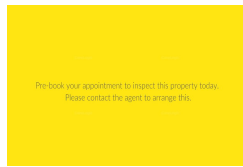
Date of sale

130 McGregor Road Pakenham VIC 3810	\$660,000	13-Jun-21
16 Bluehills Boulevard Pakenham VIC 3810	\$655,000	03-Sep-21
5 Ramona Way Pakenham VIC 3810	\$676,000	04-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: 14 September 2021



130 McGregor Road Pakenham VIC 3810

Sold Price

\$660,000

Sold Date

13-Jun-21

4

2

2

Distance

0.3km



16 Bluehills Boulevard Pakenham VIC 3810

Sold Price

^{RS} **\$655,000**

Sold Date

03-Sep-21

4

2

2

Distance

0.35km



5 Ramona Way Pakenham VIC 3810

Sold Price

\$676,000

Sold Date

04-Jul-21

4

2

2

Distance

0.36km



63 Gallery Way Pakenham VIC 3810

Sold Price

\$654,000

Sold Date

14-Jul-21

4

2

2

Distance

0.36km



25 Gallery Way Pakenham VIC 3810

Sold Price

\$690,000

Sold Date

10-Mar-21

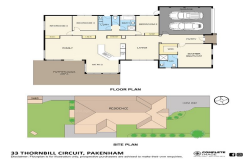
4

2

2

Distance

0.4km



33 Thornbill Circuit Pakenham VIC 3810

Sold Price

\$670,000

Sold Date

18-May-21

4

2

2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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