

## 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

5 RONIT COURT PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2024

to

31 Dec 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

7 GREVILLEA PLACE PAKENHAM VIC 3810	\$710,000	12-Oct-24
66 BLUE HORIZONS WAY PAKENHAM VIC 3810	\$730,000	22-Oct-24
110 GALLERY WAY PAKENHAM VIC 3810	\$700,000	04-Sep-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.~~

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# AREASPECIALIST

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**7 GREVILLEA PLACE PAKENHAM  
VIC 3810**

4 2 2

Sold Price

**\$710,000**

Sold Date

**12-Oct-24**

Distance

**0.89km**



**66 BLUE HORIZONS WAY  
PAKENHAM VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**22-Oct-24**

Distance

**1.12km**



**110 GALLERY WAY PAKENHAM VIC  
3810**

4 2 2

Sold Price

**\$700,000**

Sold Date

**04-Sep-24**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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