

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/3 Park Orchard Drive Pakenham, 3810
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Indicative selling price

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

Range between	\$480,000 & \$520,000
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Median sale price

Median price	\$531,250	Property Type	TOWNHOUSE	Suburb	PAKENHAM
Period - From	01-Oct-2023	to	29-Sep-2024	Source	realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	53b Racecourse Rd, Pakenham	\$500,000	21-Aug-2024
2	28 Rubus Way, Pakenham	\$490,000	31-May-2024
3	10 Kanuri Way, Pakenham	\$500,000	20-Feb-2024

This statement of information was prepared on 16-Dec-2024 at 4:45:19 PM AEDT