

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

3 Doonie Way, Pakenham Vic 3810

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$645,500

Property Type House

Suburb Pakenham

Period - From 01/01/2023

to

31/03/2023

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	5 Macadamia St PAKENHAM 3810	\$665,000	11/04/2023
2	88 Melissa Way PAKENHAM 3810	\$620,000	05/04/2023
3	21 Yellow Gum Dr PAKENHAM 3810	\$600,000	07/04/2023

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:

20/06/2023 13:32



 4  2  2

Property Type: House
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
March quarter 2023: \$645,500

Comparable Properties



5 Macadamia St PAKENHAM 3810 (REI/VG)

Agent Comments

 4  2  2

Price: \$665,000
Method: Private Sale
Date: 11/04/2023
Property Type: House
Land Size: 456 sqm approx



88 Melissa Way PAKENHAM 3810 (REI)

Agent Comments

 4  2  2

Price: \$620,000
Method: Private Sale
Date: 05/04/2023
Property Type: House
Land Size: 457 sqm approx



21 Yellow Gum Dr PAKENHAM 3810 (REI/VG)

Agent Comments

 4  2  2

Price: \$600,000
Method: Private Sale
Date: 07/04/2023
Property Type: House
Land Size: 566 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088