

## 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

11 PARK ORCHARD DRIVE 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

4 DEBRA AVENUE PAKENHAM VIC 3810	\$600,000	15-Oct-24
13 WILLOWBANK POCKET PAKENHAM VIC 3810	\$610,000	02-Sep-24
53 BELMONT CRESCENT PAKENHAM VIC 3810	\$620,000	15-Oct-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.~~

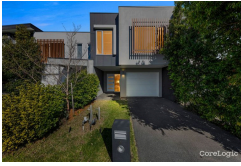
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# AREASPECIALIST

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**4 DEBRA AVENUE PAKENHAM VIC 3810**

3 2 1

Sold Price

**\$600,000**

Sold Date

**15-Oct-24**

Distance

**1.12km**



**13 WILLOWBANK POCKET PAKENHAM VIC 3810**

3 2 1

Sold Price

**\$610,000**

Sold Date

**02-Sep-24**

Distance

**1.85km**



**53 BELMONT CRESCENT PAKENHAM VIC 3810**

3 2 1

Sold Price

**\$620,000**

Sold Date

**15-Oct-24**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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