

# 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 13 Corvara Way, Pakenham, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$799,999

&

\$879,998

### Median sale price

Median price

\$701,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/10/2022

to

01/09/2023

Source

REA

### Comparable property sales

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
7 EDGEWARE CLOSE, PAKENHAM VIC 3810	\$880,000	03/10/2023
10 WEMBLEY CIRCUIT, PAKENHAM VIC 3810	\$840,000	23/05/2023
11 MONTALTO DRIVE, PAKENHAM VIC 3810	\$875,000	30/08/2023

This Statement of Information was prepared on: 26/10/2023