

## 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

14 EVENTIDE RISE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

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

5 RILEY COURT PAKENHAM VIC 3810	\$820,000	31-Jan-25
40 BELMONT CRESCENT PAKENHAM VIC 3810	\$775,000	19-Nov-24
12 PARK ORCHARD DRIVE PAKENHAM VIC 3810	\$751,000	09-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.~~

This Statement of Information was prepared on: 27 February 2025



**5 RILEY COURT PAKENHAM VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**31-Jan-25**

Distance

**1.12km**



**40 BELMONT CRESCENT PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$775,000**

Sold Date

**19-Nov-24**

Distance

**0.44km**



**12 PARK ORCHARD DRIVE PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$751,000**

Sold Date

**09-Sep-24**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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