

## 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 Honeysuckle Close 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,500

Property type

House

Suburb

Pakenham

Period-from

01 May 2020

to

30 Apr 2021

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 10 Riley Court Pakenham VIC 3810   | \$710,000 | 25-May-21 |
| 4 Page Close Pakenham VIC 3810     | \$735,000 | 29-Apr-21 |
| 10 Botanic Drive Pakenham VIC 3810 | \$761,000 | 19-May-21 |

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: 28 May 2021



**10 Riley Court Pakenham VIC 3810**

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date

**25-May-21**



4



2



2

Distance

**0.27km**



**4 Page Close Pakenham VIC 3810**

Sold Price

<sup>RS</sup>

**\$735,000**

Sold Date

**29-Apr-21**



4



2



2

Distance

**1.61km**



**10 Botanic Drive Pakenham VIC 3810**

Sold Price

<sup>RS</sup>

**\$761,000**

Sold Date

**19-May-21**



4



2



2

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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