

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

7 DOONIE WAY PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2022

to

31 May 2023

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

3 WILD CHERRY AVENUE PAKENHAM VIC 3810	\$640,000	28-Apr-23
35 MELISSA WAY PAKENHAM VIC 3810	\$650,000	10-Jan-23

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: 22 June 2023

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**3 WILD CHERRY AVENUE
PAKENHAM VIC 3810**

 4  2  2

Sold Price

\$640,000

Sold Date

28-Apr-23

Distance

0.26km



**35 MELISSA WAY PAKENHAM VIC
3810**

 4  2  2

Sold Price

\$650,000

Sold Date

10-Jan-23

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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