

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

3 CASSOWARY AVENUE 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|---|-----------|-----------|
| 14 MCGARVIE CRESCENT PAKENHAM VIC 3810 | \$942,000 | 17-Sep-24 |
| 13 BANJO PATERSON DRIVE PAKENHAM VIC 3810 | \$920,000 | 23-Oct-24 |
| 63 BANJO PATERSON DRIVE PAKENHAM VIC 3810 | \$900,000 | 18-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.~~

This Statement of Information was prepared on: 12 November 2024

AREASPECIALIST

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**14 MCGARVIE CRESCENT
PAKENHAM VIC 3810**

4 2 2

Sold Price

^{RS} **\$942,000**

Sold Date **17-Sep-24**

Distance **0.62km**



**13 BANJO PATERSON DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price

^{RS} **\$920,000**

Sold Date **23-Oct-24**

Distance **0.74km**



**63 BANJO PATERSON DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price

^{RS} **\$900,000** ^{UN}

Sold Date **18-Oct-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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