

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

135 Park Orchard Drive, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$650,000 Property Type House Suburb Pakenham

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 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
1	28 Scarlet Cr PAKENHAM 3810	\$642,000	04/10/2024
2	5 Naomi St PAKENHAM 3810	\$650,000	30/07/2024
3	37 Scarlet Cr PAKENHAM 3810	\$610,000	20/06/2024

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$600,000 - \$650,000

Median House Price

September quarter 2024: \$650,000



4 2 2

Property Type: House

Land Size: 420 sqm approx

Agent Comments

Comparable Properties



28 Scarlet Cr PAKENHAM 3810 (REI)

Agent Comments

4 2 2

Price: \$642,000

Method: Private Sale

Date: 04/10/2024

Property Type: House



5 Naomi St PAKENHAM 3810 (VG)

Agent Comments

4 - -

Price: \$650,000

Method: Sale

Date: 30/07/2024

Property Type: House (Res)

Land Size: 405 sqm approx



37 Scarlet Cr PAKENHAM 3810 (VG)

Agent Comments

4 - -

Price: \$610,000

Method: Sale

Date: 20/06/2024

Property Type: House (Res)

Land Size: 457 sqm approx