

## 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

23 GENOA GROVE 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2022

to

28 Feb 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

7 DAY LILLY COURT PAKENHAM VIC 3810	\$646,000	17-Jan-23
10 VICTORY DRIVE PAKENHAM VIC 3810	\$620,000	14-Feb-23
10 MORGAN WAY PAKENHAM VIC 3810	\$580,000	07-Nov-22

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: 24 March 2023



**7 DAY LILLY COURT PAKENHAM VIC 3810**

Sold Price **\$646,000** Sold Date **17-Jan-23**

 3  2  2

Distance **0.5km**



**10 VICTORY DRIVE PAKENHAM VIC 3810**

Sold Price <sup>RS</sup> **\$620,000** Sold Date **14-Feb-23**

 3  2  2

Distance **0.54km**



**10 MORGAN WAY PAKENHAM VIC 3810**

Sold Price **\$580,000** Sold Date **07-Nov-22**

 3  2  2

Distance **0.59km**

**RS** = Recent sale **UN** = Undisclosed Sale

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