

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

5 MORGAN 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2022

to

30 Jun 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 CREEKVIEW AVENUE PAKENHAM VIC 3810	\$680,000	27-Jun-23
51 THE PARKWAY PAKENHAM VIC 3810	\$630,000	04-Jul-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: 31 July 2023



3 CREEKVIEW AVENUE PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$680,000** Sold Date **27-Jun-23**

Distance **0.18km**



51 THE PARKWAY PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$630,000** Sold Date **04-Jul-23**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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