

## 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

15 DENNIS AVENUE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$980,000

&

\$1,075,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2023

to

30 Jun 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 57 HENRY LAWSON DRIVE PAKENHAM VIC 3810 | \$1,080,000 | 03-Jun-24 |
| 36 MCGARVIE CRESCENT PAKENHAM VIC 3810  | \$1,050,000 | 29-May-24 |
| 20 WITHERS COURT PAKENHAM VIC 3810      | \$975,000   | 28-Jan-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.~~

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**57 HENRY LAWSON DRIVE  
PAKENHAM VIC 3810**

4 2 3

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **03-Jun-24**

Distance **0.78km**



**36 MCGARVIE CRESCENT  
PAKENHAM VIC 3810**

4 2 3

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **29-May-24**

Distance **0.82km**



**20 WITHERS COURT PAKENHAM  
VIC 3810**

4 2 2

Sold Price **\$975,000** Sold Date **28-Jan-24**

Distance **0.24km**

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

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