

## 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

33 WILD CHERRY 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

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2023

to

31 Aug 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

5 TAMAR STREET PAKENHAM VIC 3810	\$560,000	10-Jul-24
3 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$567,000	27-Jun-24
6 FIELD STREET PAKENHAM VIC 3810	\$562,000	21-Aug-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: 10 September 2024

# AREASPECIALIST

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## 5 TAMAR STREET PAKENHAM VIC 3810

3 2 2

Sold Price

**\$560,000**

Sold Date

**10-Jul-24**

Distance

**0.58km**



## 3 MCCLENAGHAN PLACE PAKENHAM VIC 3810

3 2 2

Sold Price

**\$567,000**

Sold Date

**27-Jun-24**

Distance

**1.81km**



## 6 FIELD STREET PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup> **\$562,000**

Sold Date

**21-Aug-24**

Distance

**1.88km**

RS = Recent sale

UN = Undisclosed Sale

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