

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

6 WILLOWTREE DRIVE 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

\$500,000

&

\$550,000

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

3 BIRCH COURT PAKENHAM VIC 3810	\$550,000	15-Feb-23
56 BELMONT CRESCENT PAKENHAM VIC 3810	\$547,500	10-Mar-23
182 PRINCES HIGHWAY PAKENHAM VIC 3810	\$545,000	25-Oct-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.~~

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3 BIRCH COURT PAKENHAM VIC 3810

3 2 1

Sold Price **\$550,000** Sold Date **15-Feb-23**

Distance **0.59km**



56 BELMONT CRESCENT PAKENHAM VIC 3810

3 2 1

Sold Price ^{RS} **\$547,500** Sold Date **10-Mar-23**

Distance **1.87km**



182 PRINCES HIGHWAY PAKENHAM VIC 3810

3 2 1

Sold Price **\$545,000** Sold Date **25-Oct-22**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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