

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

7 BAY VISTA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2022

to

31 Mar 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

6 MAGGIORE CRESCENT PAKENHAM VIC 3810	-	22-Mar-23
29 HALF MOON CRESCENT PAKENHAM VIC 3810	\$655,000	14-Dec-22
13 VICTORIA PLACE PAKENHAM VIC 3810	\$630,000	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.~~

This Statement of Information was prepared on: 03 April 2023



6 MAGGIORE CRESCENT PAKENHAM VIC 3810

 4
  2
  2

Sold Price

RS - UN

Sold Date **22-Mar-23**

Distance **0.03km**


29 HALF MOON CRESCENT PAKENHAM VIC 3810

 4
  2
  2

Sold Price

\$655,000

Sold Date **14-Dec-22**

Distance **0.05km**


13 VICTORIA PLACE PAKENHAM VIC 3810

 3
  2
  2

Sold Price

\$630,000

Sold Date **25-Oct-22**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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