

## 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

27 ELDERBERRY WAY 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

\$585,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2022

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 88 MELISSA WAY PAKENHAM VIC 3810   | \$620,000 | 05-Apr-23 |
| 27 MELISSA WAY PAKENHAM VIC 3810   | \$600,000 | 22-Feb-23 |
| 21 CAITLIN DRIVE PAKENHAM VIC 3810 | \$585,000 | 10-Mar-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.~~

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**88 MELISSA WAY PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$620,000** Sold Date **05-Apr-23**

3 2 2

Distance **0.5km**



**27 MELISSA WAY PAKENHAM VIC 3810**

Sold Price

**\$600,000** Sold Date **22-Feb-23**

3 2 2

Distance **0.58km**



**21 CAITLIN DRIVE PAKENHAM VIC 3810**

Sold Price

**\$585,000** Sold Date **10-Mar-23**

3 2 2

Distance **1.67km**

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

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