

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

2 VALENCIA LANE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2021

to

31 Mar 2022

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

8 ORCHARD VALLEY AVENUE PAKENHAM VIC 3810	\$621,000	15-Feb-22
16 ELDERBERRY WAY PAKENHAM VIC 3810	\$620,000	22-Dec-21
12 ORCHARD VALLEY AVENUE PAKENHAM VIC 3810	\$600,000	30-Nov-21

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: 12 April 2022



**8 ORCHARD VALLEY AVENUE
PAKENHAM VIC 3810**

 3  2  2

Sold Price

^{RS}

\$621,000

Sold Date

15-Feb-22

Distance

0.07km



**16 ELDERBERRY WAY PAKENHAM
VIC 3810**

 3  2  2

Sold Price

\$620,000

Sold Date

22-Dec-21

Distance

0.11km



**12 ORCHARD VALLEY AVENUE
PAKENHAM VIC 3810**

 3  2  2

Sold Price

\$600,000

Sold Date

30-Nov-21

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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