

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

106/141 WINDERMERE BOULEVARD 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 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

101/141 WINDERMERE BOULEVARD PAKENHAM VIC 3810	\$355,000	28-Aug-24
105/4 PACIFIC PROMENADE PAKENHAM VIC 3810	\$385,000	30-May-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.

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AREASPECIALIST

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101/141 WINDERMERE BOULEVARD Sold Price
PAKENHAM VIC 3810

^{RS} **\$355,000** Sold Date **28-Aug-24**

 2  2  2

Distance **0.01km**



105/4 PACIFIC PROMENADE
PAKENHAM VIC 3810

Sold Price **\$385,000** Sold Date **30-May-24**

 2  2  1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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