Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	32 Caversham Drive, Pakenham Vic 3810
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000	&	\$620,000
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Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Pakenham
Period - From	01/10/2024	to	31/12/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	8 Frogmores St PAKENHAM 3810	\$600,000	24/12/2024
2	15 Frogmores St PAKENHAM 3810	\$610,000	28/11/2024
3	5 Embling St PAKENHAM 3810	\$625,000	26/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2025 10:17





Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

\$580,000 - \$620,000

Median House Price

December quarter 2024: \$650,000

adriano@myagentre.com.au

Indicative Selling Price



Property Type: House Land Size: 336 sqm approx

Agent Comments

Comparable Properties



8 Frogmores St PAKENHAM 3810 (REI)

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 24/12/2024 Property Type: House Land Size: 314 sqm approx



15 Frogmores St PAKENHAM 3810 (REI/VG)

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Agent Comments

Price: \$610,000 Method: Private Sale Date: 28/11/2024

Property Type: House (Res) **Land Size:** 288 sqm approx



5 Embling St PAKENHAM 3810 (REI/VG)

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Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067

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Price: \$625,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 337 sqm approx



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Agent Comments





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