

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 MIKASA PLACE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,750

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 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

14 ALGERD WAY PAKENHAM VIC 3810	\$755,000	04-Oct-24
39 THWAITES ROAD PAKENHAM VIC 3810	\$715,000	04-Oct-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.

This Statement of Information was prepared on: 07 October 2024



14 ALGERD WAY PAKENHAM VIC 3810

 4
  2
  2

Sold Price

^{RS} **\$755,000**

Sold Date **04-Oct-24**

Distance **0.29km**



39 THWAITES ROAD PAKENHAM VIC 3810

 4
  2
  2

Sold Price

^{RS} **\$715,000**

Sold Date **04-Oct-24**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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