

## 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

6A POMEGRANATE 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2021

to

31 Oct 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

5 POMEGRANATE WAY PAKENHAM VIC 3810	\$580,000	30-Aug-22
7 POMEGRANATE WAY PAKENHAM VIC 3810	\$570,000	22-Aug-22
10 BOTHAM CRESCENT PAKENHAM VIC 3810	\$570,000	28-Aug-22

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: 22 November 2022



## OBrien Real Estate

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### 5 POMEGRANATE WAY PAKENHAM VIC 3810

3 2 2

Sold Price **\$580,000** Sold Date **30-Aug-22**

Distance **0.09km**



### 7 POMEGRANATE WAY PAKENHAM VIC 3810

3 2 2

Sold Price **\$570,000** Sold Date **22-Aug-22**

Distance **0.1km**



### 10 BOTHAM CRESCENT PAKENHAM VIC 3810

3 2 2

Sold Price Sold Date **28-Aug-22**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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