

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

106/4 PACIFIC PROMENADE 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

\$385,000

&

\$405,000

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

105/4 PACIFIC PROMENADE PAKENHAM VIC 3810	\$385,000	30-May-24
107/141 WINDERMERE BOULEVARD PAKENHAM VIC 3810	\$385,000	14-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.

This Statement of Information was prepared on: 18 November 2024

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**105/4 PACIFIC PROMENADE
PAKENHAM VIC 3810**

 2
  2
  1

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

Distance **0km**



**107/141 WINDERMERE
BOULEVARD PAKENHAM VIC 3810**

 2
  2
  -

Sold Price Sold Date **14-May-24**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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