

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 24 Webster Way Pakenham VIC 3810

Indicative selling price

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

\$500,000

&

\$550,000

Median sale price

Median price \$490,000

Property type House

Suburb Pakenham

Period - From 13.07.2019

to

13.01.2020

Source Pricefinder.com.au

Comparable property sales

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	Price	Date of sale
1. 29 Red Gum Circuit, Pakenham VIC 3810	\$ 541,000	13.07.2019
2. 97 Greendale Boulevard, Pakenham Vic 3810	\$ 531,000	01.11.2019
3. 68 Greendale Boulevard, Pakenham Vic 3810	\$520,000	25.09.2019

This Statement of Information was prepared on: 13.01.2020

Additional information about comparable sales.

1


29 Red Gum Circuit Pakenham VIC 3810

587m² \$541,000

13-Jul-19 39 days

4 2 2

1 / 13



When SIZE really does matter Are you looking for a home that offers the perfect balance of formal, casual, entertaining and practical living all in one? Then look no further, we have it all here at...

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Floor

240m²

Distance

0.27km

Yr built

2009

RPD

Go to RP Data

First list

\$615,000

Last list


\$545,000

Price change

12.0% ▼

☐

Shed on property



400 characters remaining

2


97 Greendale Boulevard Pakenham VIC 3810

448m² \$531,000

01-Nov-19 88 days

4 2 2

1 / 25



BRAND NEW HOME IN THE ARDEN ESTATE Located in the sought after Arden Estate, this brand new home offers both a comfortable and convenient floor plan which boasts four bedrooms and includes a large...

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Floor

-

Distance

0.75km

Yr built

-

RPD

Go to RP Data

First list

\$555,000

Last list


\$530,000

Price change

4.3% ▼

☐

Shed on property



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3

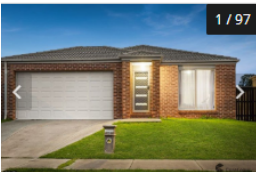
68 Greendale Boulevard Pakenham VIC 3810

556m² \$520,000

25-Sep-19 37 days

4 2 2

1 / 97



FAMILY LIVING IN ARDEN! Enjoy the lifestyle of Pakenham's Arden Estate. Situated not far from the heart of Pakenham, M1 Freeway, public transport, schools, child care centres, parks, shops & cafes....

[Read More](#)

Floor

163.6m²

Distance

0.91km

Yr built

2016

RPD

Go to RP Data

First list

-

Last list


\$519,750

Price change

-

☐

Shed on property



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Source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).