

## 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

4 CATO WAY PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2021

to

31 May 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 4 QUIRK ROAD PAKENHAM VIC 3810      | \$680,000 | 22-Mar-22 |
| 10 GATEWAY AVENUE PAKENHAM VIC 3810 | \$720,000 | 23-Dec-21 |
|                                     |           |           |

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: 14 June 2022



**4 QUIRK ROAD PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$680,000**

Sold Date

**22-Mar-22**

Distance

**0.26km**



**10 GATEWAY AVENUE PAKENHAM VIC 3810**

 4  2  2

Sold Price

**\$720,000**

Sold Date

**23-Dec-21**

Distance

**1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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