# 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

16 LISA AVENUE PAKENHAM VIC 3810

### Indicative selling price

Mediar (\*Delete

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

Single Price	or range between	\$739,000	&	\$799,000
n sale price				
e house or unit as applicable)				

Median Price	\$655,000	Prope	erty type House		Suburb	Pakenham	
Period-from	01 Jan 2024	to	31 Dec	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	
31 BELVEDERE DRIVE PAKENHAM VIC 3810	\$795,000	01-Dec-24	
10 LOBELIA STREET PAKENHAM VIC 3810	\$756,000	08-Aug-24	
21 JACARANDA WAY PAKENHAM VIC 3810	\$740,000	08-Sep-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: 31 January 2025



consumer.vic.gov.au



Distance

0.86km

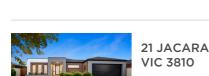
Frances Cutri

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- E francesc@ypa.com.au



	31 BELVEDERE DRIVE PAKENHAM VIC 3810	Sold Price	\$795,000	Sold Date	01-Dec-24
	🛱 4 🏷 2 👝 2			Distance	0.91km
URGASSPECIALIST					
	10 LOBELIA STREET PAKENHAM VIC 3810	Sold Price	\$756,000	Sold Date	08-Aug-24

📇 4 🖕 2 🞧 2



	21 JACARANDA WAY PAKENHAM VIC 3810			Sold Price	\$740,000	Sold Date	08-Sep-24
	昌 4	2	<u></u> <sup>2</sup>			Distance	0.76km

#### RS = Recent sale UN = Undisclosed Sale

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