

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

1 SERENE COURT 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

\$380,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Land

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 2025

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

7 TRANQUIL WAY PAKENHAM VIC 3810	\$395,000	05-Dec-24
LOT 232 MONTEREY WAY PAKENHAM VIC 3810	\$375,000	18-Feb-25

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 May 2025

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**7 TRANQUIL WAY PAKENHAM VIC 3810**

Sold Price

\$395,000

Sold Date

05-Dec-24

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Distance

0.07km**LOT 232 MONTEREY WAY
PAKENHAM VIC 3810**

Sold Price

\$375,000

Sold Date

18-Feb-25

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Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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