

## 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

12 CABERNET WAY PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

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

8 PINOT WAY PAKENHAM VIC 3810	\$550,000	22-Oct-24
19 CABERNET WAY PAKENHAM VIC 3810	\$575,000	12-Aug-24
2 PINOT WAY PAKENHAM VIC 3810	\$585,000	04-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: 30 January 2025

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**8 PINOT WAY PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$550,000**

Sold Date

**22-Oct-24**

Distance

**0.06km**



**19 CABERNET WAY PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$575,000**

Sold Date

**12-Aug-24**

Distance

**0.07km**



**2 PINOT WAY PAKENHAM VIC 3810**

 3  2  2

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date

**04-Sep-24**

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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