

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 20 Creekview Avenue, Pakenham, VIC-3810

Indicative selling price

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

Single price or range between \$749,000 & \$799,000

Median sale price

Median price \$693,287 Property type House Suburb Pakenham

Period - From Dec 2024 to Dec 2024 Source RP Data – Core Logic

Comparable property sales

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. 11 Bavaria Lane, Pakenham, VIC-3810	\$746,000	22/01/25
2. 6 Charolais Court, Pakenham, VIC-3810	\$760,000	30/10/24
3. 5 Riley Court, Pakenham, VIC-3810	\$820,000	21/01/25

This Statement of Information was prepared on: 08/04/25