

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

6 JONATHAN PLACE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2024

to

28 Feb 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

8 WATERSIDE DRIVE PAKENHAM VIC 3810	\$820,000	05-Mar-25
18 FALLINGWATER DRIVE PAKENHAM VIC 3810	\$770,000	01-Oct-24
7 CAITLIN DRIVE PAKENHAM VIC 3810	\$803,000	02-Oct-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: 24 March 2025

AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



8 WATERSIDE DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price

^{RS} \$820,000 Sold Date 05-Mar-25

Distance 0.73km



18 FALLINGWATER DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price

\$770,000 Sold Date 01-Oct-24

Distance 1.07km



7 CAITLIN DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price

\$803,000 Sold Date 02-Oct-24

Distance 1.09km

RS = Recent sale

UN = Undisclosed Sale

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