

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

7 ROSALIE 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

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

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

80 MCGREGOR ROAD PAKENHAM VIC 3810	\$700,000	21-Feb-25
4 DRYSDALE STREET PAKENHAM VIC 3810	\$720,000	19-Dec-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: 04 March 2025



**80 MCGREGOR ROAD PAKENHAM
VIC 3810**

Sold Price

^{RS}

\$700,000

Sold Date

21-Feb-25



4



2



2

Distance

0.27km



**4 DRYSDALE STREET PAKENHAM
VIC 3810**

Sold Price

\$720,000

Sold Date

19-Dec-24



3



2



6

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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