

## 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

89 TIMBERLINE PARKWAY PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$715,000

### 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 CORVARA WAY PAKENHAM VIC 3810	\$690,000	14-Oct-24
4 SNOWBIRD ROAD PAKENHAM VIC 3810	\$701,500	05-Dec-24
18 PORTILLO CRESCENT PAKENHAM VIC 3810	\$690,000	04-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: 17 March 2025

# AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



**8 CORVARA WAY PAKENHAM VIC 3810**

Sold Price

**\$690,000**

Sold Date

**14-Oct-24**

4

2

2

Distance

**0.45km**



**4 SNOWBIRD ROAD PAKENHAM VIC 3810**

Sold Price

**\$701,500**

Sold Date

**05-Dec-24**

4

2

2

Distance

**0.85km**



**18 PORTILLO CRESCENT PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**04-Feb-25**

4

2

2

Distance

**1.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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