# 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<br>Including suburb and postcode | 3 Eventide Rise, Pakenham, VIC 3810 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Price Range | $1,040,000 | & | $1,130,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $656,000 | Property Type | House | Suburb | Pakenham (3810) |
| Period - From | 01/03/2024 | to | 28/02/2025 | Source | RPDATA |

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

## Comparable property sales

**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 six months.

This Statement of Information was prepared on: 12/03/2025