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 WISTERIA 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	$630,000	&	$693,000

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
2 GRICE QUADRANT PAKENHAM VIC 3810	$650,100	29-Oct-24
116 MCGREGOR ROAD PAKENHAM VIC 3810	$682,500	14-Feb-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

Harcourts Pakenham

Peter Blackwood
M 0417548695
E peter.blackwood@harcourts.com.au

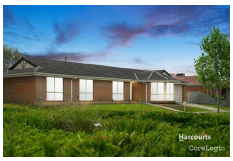


80 MCGREGOR ROAD PAKENHAM VIC 3810

4 2 2

Sold Price RS $700,000 Sold Date 21-Feb-25

Distance 0.09km



2 GRICE QUADRANT PAKENHAM VIC 3810

4 2 2

Sold Price $650,100 Sold Date 29-Oct-24

Distance 0.23km



116 MCGREGOR ROAD PAKENHAM VIC 3810

4 2 2

Sold Price $682,500 Sold Date 14-Feb-24

Distance 0.3km

RS = Recent sale UN = Undisclosed Sale

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