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	8 Creekbank Views 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	$675,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	House	Suburb	Pakenham
Period-from	01 Jan 2021	to	31 Dec 2021	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
55 Willowtree Drive Pakenham VIC 3810	$723,400	10-Jan-22
34 Kilburn Place Pakenham VIC 3810	$710,000	09-Oct-21
14 Catherine Place Pakenham VIC 3810	$710,000	22-Oct-21

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: 31 January 2022

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55 Willowtree Drive Pakenham VIC 3810

4 2 2

Sold Price RS $723,400 Sold Date 10-Jan-22

Distance 0.53km

Private inspections now available.

For more information or to arrange a personal inspection please contact the listing agent.

34 Kilburn Place Pakenham VIC 3810

4 2 2

Sold Price $710,000 Sold Date 09-Oct-21

Distance 0.39km



14 Catherine Place Pakenham VIC 3810

4 2 2

Sold Price Sold Date 22-Oct-21

Distance 0.44km

RS = Recent sale **UN** = Undisclosed Sale

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