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	9 Honeyeater Way 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,250	Property type	House	Suburb	Pakenham
Period-from	01 Apr 2020	to	31 Mar 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
7 Thornbill Circuit Pakenham VIC 3810	$695,000	14-Apr-21
37 Honeyeater Way Pakenham VIC 3810	$650,000	14-Apr-21
25 Gallery Way Pakenham VIC 3810	$690,000	09-Apr-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.~~

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7 Thornbill Circuit Pakenham VIC 3810
4 2 2
Sold Price RS $695,000 Sold Date 14-Apr-21
Distance 0.17km



37 Honeyeater Way Pakenham VIC 3810
4 2 2
Sold Price RS $650,000 Sold Date 14-Apr-21
Distance 0.31km



25 Gallery Way Pakenham VIC 3810
4 2 2
Sold Price RS $690,000 Sold Date 09-Apr-21
Distance 0.41km

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

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