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	4 DEBRA AVENUE 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$654,750	Property type	House	Suburb	Pakenham
Period-from	01 Oct 2023	to	30 Sep 2024	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
2 SEPAL LANE PAKENHAM VIC 3810	$570,000	23-Apr-24
3 LEICESTER SQUARE PAKENHAM VIC 3810	$599,999	16-Apr-24
21 MCMASTER COURT PAKENHAM VIC 3810	$582,000	03-Sep-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: 08 October 2024

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2 SEPAL LANE PAKENHAM VIC 3810

3 2 1

Sold Price **$570,000** Sold Date **23-Apr-24**

Distance **1km**



3 LEICESTER SQUARE PAKENHAM VIC 3810

3 2 1

Sold Price **$599,999** Sold Date **16-Apr-24**

Distance **1.3km**



21 MCMASTER COURT PAKENHAM VIC 3810

3 2 1

Sold Price RS **$582,000** Sold Date **03-Sep-24**

Distance **1.64km**

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

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