

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

13 EGRET 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

\$780,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 2023

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

5 HOPKINS PASS PAKENHAM VIC 3810	\$780,000	21-Mar-23
3 CLEARWATER DRIVE PAKENHAM VIC 3810	\$810,000	14-Jun-23
22 GRANDVUE BOULEVARD PAKENHAM VIC 3810	\$790,000	12-May-23

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 September 2023



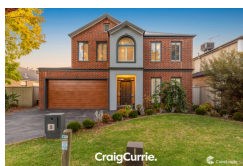
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5 HOPKINS PASS PAKENHAM VIC 3810

4 beds 2 bathrooms 2 cars

Sold Price

\$780,000

Sold Date

21-Mar-23

Distance

0.95km



3 CLEARWATER DRIVE PAKENHAM VIC 3810

4 beds 3 bathrooms 2 cars

Sold Price

^{RS} **\$810,000**

Sold Date

14-Jun-23

Distance

0.58km



22 GRANDVUE BOULEVARD PAKENHAM VIC 3810

4 beds 2 bathrooms 2 cars

Sold Price

\$790,000

Sold Date

12-May-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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