

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 CIDER LINK 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2023

to

31 Mar 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

4 MACALISTER PLACE PAKENHAM VIC 3810	\$580,000	17-Jan-24
8 HONEYSUCKLE CLOSE PAKENHAM VIC 3810	\$587,500	10-Apr-24
18 CATHERINE PLACE PAKENHAM VIC 3810	\$547,000	04-Apr-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: 29 April 2024



**4 MACALISTER PLACE PAKENHAM
VIC 3810**

 3  1  1

Sold Price

\$580,000

Sold Date

17-Jan-24

Distance

0.42km



**8 HONEYSUCKLE CLOSE
PAKENHAM VIC 3810**

 3  1  1

Sold Price

^{RS} **\$587,500**

Sold Date

10-Apr-24

Distance

0.71km



**18 CATHERINE PLACE PAKENHAM
VIC 3810**

 3  1  1

Sold Price

^{RS} **\$547,000**

Sold Date

04-Apr-24

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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