

## 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

16 Wild Cherry Avenue Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2020

to

31 Jan 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

3 Almond Grove Pakenham VIC 3810	\$550,000	25-Oct-20
14 Chestnut Chase Pakenham VIC 3810	\$530,000	03-Feb-20
24 Donday Court Pakenham VIC 3810	\$520,000	19-Oct-20

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: 12 February 2021



**3 Almond Grove Pakenham VIC 3810**

 4  2  1

Sold Price **\$550,000** Sold Date **25-Oct-20**

Distance **0.06km**



**14 Chestnut Chase Pakenham VIC 3810**

 3  2  2

Sold Price **\$530,000** Sold Date **03-Feb-20**

Distance **0.1km**



**24 Donday Court Pakenham VIC 3810**

 3  2  2

Sold Price **\$520,000** Sold Date **19-Oct-20**

Distance **0.7km**

RS = Recent sale      UN = Undisclosed Sale

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