

A bright yellow bicycle is parked against a white picket fence. The bicycle has a wicker basket on the front handlebars filled with pink flowers. The background is slightly blurred, showing a building and a tree. A yellow sign with the text 'RayWhite.' is visible in the upper right corner.

**RayWhite.**

# Statement of information

6 DAVID STREET, PAKENHAM, VIC 3810  
PREPARED BY MADDIE KEIN , RAY WHITE PAKENHAM

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Ray White

6 DAVID STREET, PAKENHAM, VIC 3810

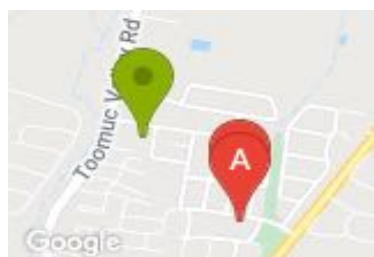
3 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$490,000 to \$520,000**

Provided by: Maddie Kein, Ray White Pakenham

## MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

**\$550,000**

01 October 2020 to 31 March 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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 six months.



LITTLE

5 ORCHARD VALLEY AVE, PAKENHAM, VIC

3 2 2

Sale Price

**\*\$520,000**

Sale Date: 15/03/2021

Distance from Property: 434m



CENT

6 ORCHARD VALLEY AVE, PAKENHAM, VIC

3 2 2

Sale Price

**\$512,500**

Sale Date: 03/03/2021

Distance from Property: 402m

This report has been compiled on 20/04/2021 by Ray White Pakenham. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

6 DAVID STREET, PAKENHAM, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$490,000 to \$520,000


### Median sale price

Median price: \$550,000

Property type: House

Suburb: PAKENHAM

Period: 01 October 2020 to 31 March 2021

Source: 

### Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
5 ORCHARD VALLEY AVE, PAKENHAM, VIC 3810	*\$520,000	15/03/2021
6 ORCHARD VALLEY AVE, PAKENHAM, VIC 3810	\$512,500	03/03/2021

This Statement of Information was prepared on: 20/04/2021