

# 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 33 Bonneville Parade, 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

\$620,000

&

\$675,000

### Median sale price

Median price

\$544,500

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/06/2020

to

01/07/2020

Source

REA

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 CHELAN COURT, PAKENHAM VIC 3810	\$650,000	28/02/2020
1 MICHIGAN GRANGE, PAKENHAM VIC 3810	\$692,500	06/02/2020
13 CORYMBIA PROMENADE, PAKENHAM VIC 3810	\$620,000	17/04/2020

This Statement of Information was prepared on: 01/07/2020