

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 65 Timberline Parkway, Pakenham, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$625,000

&

\$675,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/11/2020

to

03/03/2021

Source

realestate.com.au

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
16 REVELSTOKE CRESCENT, PAKENHAM VIC 3810	\$650,000	04/12/2020
45 TIMBERLINE PARKWAY, PAKENHAM VIC 3810	\$595,000	29/12/2020
33 BONNEVILLE PARADE, PAKENHAM VIC 3810	\$655,000	30/10/2020

This Statement of Information was prepared on: 03/03/2021