

## 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

45 CENTRAL 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

\$585,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,750

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 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

8 CASCADE WAY PAKENHAM VIC 3810	\$590,000	06-Aug-24
13 TRIBUZI CLOSE PAKENHAM VIC 3810	\$600,000	17-Oct-24
21 SIR THOMAS DRIVE PAKENHAM VIC 3810	\$612,000	12-Aug-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.~~

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**8 CASCADE WAY PAKENHAM VIC 3810**

Sold Price

**\$590,000**

Sold Date **06-Aug-24**

3 1 2

Distance **0.31km**



**13 TRIBUZI CLOSE PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$600,000** <sup>UN</sup>

Sold Date **17-Oct-24**

3 2 2

Distance **0.54km**



**21 SIR THOMAS DRIVE PAKENHAM VIC 3810**

Sold Price

**\$612,000**

Sold Date **12-Aug-24**

3 2 2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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