

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

6 CERRETO MEWS PAKENHAM VIC 3810

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2024

to

31 May 2025

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 TOORANG COURT PAKENHAM VIC 3810	\$760,000	28-May-25
75 SANDALWOOD DRIVE PAKENHAM VIC 3810	\$740,000	31-Jan-25
11 GRICE QUADRANT PAKENHAM VIC 3810	\$728,000	24-Mar-25

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: 25 June 2025

AREASPECIALIST

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3 TOORANG COURT PAKENHAM VIC 3810

 4  2  2

Sold Price

^{RS} \$760,000

Sold Date 28-May-25

Distance 0.35km



75 SANDALWOOD DRIVE PAKENHAM VIC 3810

 4  2  2

Sold Price

\$740,000

Sold Date 31-Jan-25

Distance 0.47km



11 GRICE QUADRANT PAKENHAM VIC 3810

 4  2  2

Sold Price

\$728,000

Sold Date 24-Mar-25

Distance 1.19km

RS = Recent sale

UN = Undisclosed Sale

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