

## 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

12 MCMASTER COURT 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

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

2 SHEFFIELD CLOSE PAKENHAM VIC 3810	\$525,000	09-Nov-23
137 EAGLE DRIVE PAKENHAM VIC 3810	\$525,000	09-Oct-23
3 GUEST ROAD PAKENHAM VIC 3810	\$520,000	15-Dec-23

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: 05 February 2024

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**2 SHEFFIELD CLOSE PAKENHAM  
VIC 3810**

Sold Price

**\$525,000**Sold Date **09-Nov-23** 2  1  1Distance **1.03km****137 EAGLE DRIVE PAKENHAM VIC  
3810**

Sold Price

Sold Date **09-Oct-23** 3  1  -Distance **1.96km****3 GUEST ROAD PAKENHAM VIC  
3810**

Sold Price

<sup>RS</sup> **\$520,000**Sold Date **15-Dec-23** 3  2  1Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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