

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 PALM COURT 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

\$405,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,875

Property type

Land

Suburb

Pakenham

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-----------|-----------|
| 32 REVELSTOKE CRESCENT PAKENHAM VIC 3810 | \$405,000 | 02-Jan-24 |
| 14 TRANQUIL WAY PAKENHAM VIC 3810 | \$365,000 | 10-Jan-24 |
| 12 GALWAY RISE PAKENHAM VIC 3810 | \$360,000 | 26-Oct-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: 04 March 2024


**32 REVELSTOKE CRESCENT
PAKENHAM VIC 3810**
 -  -  -

Sold Price

^{RS} **\$405,000**

Sold Date

02-Jan-24

Distance

1.09km

**14 TRANQUIL WAY PAKENHAM
VIC 3810**
 -  -  -

Sold Price

\$365,000

Sold Date

10-Jan-24

Distance

0.27km

**12 GALWAY RISE PAKENHAM VIC
3810**
 -  -  -

Sold Price

\$360,000

Sold Date

26-Oct-23

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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