

## 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

18 TEAL PLACE 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

\$710,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 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

9 TEAL PLACE PAKENHAM VIC 3810	\$710,000	19-Jan-24
5 LOBELIA STREET PAKENHAM VIC 3810	\$755,000	21-Feb-24
7 VIOLA AVENUE PAKENHAM VIC 3810	\$710,000	15-Apr-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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**9 TEAL PLACE PAKENHAM VIC 3810**

4 2 2

Sold Price

**\$710,000**

Sold Date

**19-Jan-24**

Distance

**0.09km**



**5 LOBELIA STREET PAKENHAM VIC 3810**

4 2 2

Sold Price

**\$755,000**

Sold Date

**21-Feb-24**

Distance

**0.41km**



**7 VIOLA AVENUE PAKENHAM VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**15-Apr-24**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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