

## 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

19 MACQUARIE CIRCUIT 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

\$750,000

&

\$810,000

### 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

5 MACQUARIE CIRCUIT PAKENHAM VIC 3810	\$780,000	06-Sep-23
5 MONTALTO DRIVE PAKENHAM VIC 3810	\$760,000	09-Dec-23
1 CLARENDON STREET PAKENHAM VIC 3810	\$810,000	30-Aug-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: 01 February 2024

**5 MACQUARIE CIRCUIT  
PAKENHAM VIC 3810**

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Sold Price **\$780,000** Sold Date **06-Sep-23**Distance **0.07km****5 MONTALTO DRIVE PAKENHAM  
VIC 3810**

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Sold Price **\$760,000** Sold Date **09-Dec-23**Distance **0.52km****1 CLARENDON STREET PAKENHAM  
VIC 3810**

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Sold Price **\$810,000** Sold Date **30-Aug-23**Distance **0.61km**

RS = Recent sale      UN = Undisclosed Sale

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