

## 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

2 PIONEERS CRESCENT 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

&

\$820,000

### 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

5 GREVILLEA PLACE PAKENHAM VIC 3810	\$780,000	10-Apr-24
22 LANDY CIRCUIT PAKENHAM VIC 3810	\$808,000	20-Dec-23
5 JACARANDA WAY PAKENHAM VIC 3810	\$800,000	23-Feb-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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# AREASPECIALIST

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## 5 GREVILLEA PLACE PAKENHAM VIC 3810

4 2 2

Sold Price

<sup>RS</sup> \$780,000

Sold Date 10-Apr-24

Distance 0.78km



## 22 LANDY CIRCUIT PAKENHAM VIC 3810

4 2 2

Sold Price

\$808,000

Sold Date 20-Dec-23

Distance 0.82km



## 5 JACARANDA WAY PAKENHAM VIC 3810

4 2 2

Sold Price

<sup>RS</sup> \$800,000

Sold Date 23-Feb-24

Distance 0.79km

RS = Recent sale

UN = Undisclosed Sale

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