

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 ST CLOUD PLACE 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

or range
between

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2023

to

31 Mar 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 SCORDIA PLACE PAKENHAM VIC 3810	\$767,120	27-Feb-24
15 CLIFFORD DRIVE PAKENHAM VIC 3810	\$760,000	09-Dec-23
38 CAMELIA WAY PAKENHAM VIC 3810	\$730,000	16-Nov-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



5 SCORDIA PLACE PAKENHAM VIC 3810 Sold Price

^{RS} **\$767,120** Sold Date **27-Feb-24**

4 2 2

Distance **1.04km**



15 CLIFFORD DRIVE PAKENHAM VIC 3810 Sold Price

\$760,000 Sold Date **09-Dec-23**

4 2 10

Distance **1.35km**



38 CAMELIA WAY PAKENHAM VIC 3810 Sold Price

\$730,000 Sold Date **16-Nov-23**

4 2 2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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