

## 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

25 CELEBRATION 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

\$580,000

&

\$620,000

### 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

7 BAVARIA LANE PAKENHAM VIC 3810	\$615,000	14-Mar-24
58 BRONZEWING STREET PAKENHAM VIC 3810	\$619,500	20-Nov-23
8 ROSELLA AVENUE PAKENHAM VIC 3810	\$620,000	04-Mar-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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**7 BAVARIA LANE PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**14-Mar-24**

 3  2  2

Distance

**0.09km**



**58 BRONZEWING STREET PAKENHAM VIC 3810**

Sold Price

**\$619,500**

Sold Date

**20-Nov-23**

 3  2  2

Distance

**0.79km**



**8 ROSELLA AVENUE PAKENHAM VIC 3810**

Sold Price

**\$620,000**

Sold Date

**04-Mar-24**

 3  2  2

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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