

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

3 ADAM COURT 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2023

to

31 May 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

| | | |
|--------------------------------------|-----------|-----------|
| 1 MCNAMARA COURT PAKENHAM VIC 3810 | \$715,000 | 16-Jan-24 |
| 1 KINROSS COURT PAKENHAM VIC 3810 | \$705,000 | 14-May-24 |
| 10 GARDENIA STREET PAKENHAM VIC 3810 | \$750,000 | 04-Jun-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.~~

This Statement of Information was prepared on: 19 June 2024

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1 MCNAMARA COURT PAKENHAM VIC 3810

Sold Price

\$715,000

Sold Date

16-Jan-24

3 3 -

Distance

0.78km



1 KINROSS COURT PAKENHAM VIC 3810

Sold Price

^{RS} **\$705,000** ^{UN}

Sold Date

14-May-24

4 2 1

Distance

0.99km



10 GARDENIA STREET PAKENHAM VIC 3810

Sold Price

^{RS} **\$750,000**

Sold Date

04-Jun-24

4 2 2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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