

## 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 EVERLY 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

\$695,000

&

\$764,500

### 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

3 GRASSLAND CRESCENT OFFICER VIC 3809	\$770,000	18-May-24
33 OBRIEN PARADE PAKENHAM VIC 3810	\$750,000	06-Feb-24
26 CORMORANT PARADE PAKENHAM VIC 3810	\$755,000	06-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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**3 GRASSLAND CRESCENT  
OFFICER VIC 3809**

4 2 2

Sold Price **\$770,000** Sold Date **18-May-24**

Distance **1.13km**



**33 OBRIEN PARADE PAKENHAM  
VIC 3810**

4 2 2

Sold Price **\$750,000** Sold Date **06-Feb-24**

Distance **1.42km**



**26 CORMORANT PARADE  
PAKENHAM VIC 3810**

4 2 2

Sold Price **\$755,000** Sold Date **06-Mar-24**

Distance **0.72km**

RS = Recent sale      UN = Undisclosed Sale

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