

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 LEICESTER SQUARE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

11 PORTLAND ROAD PAKENHAM VIC 3810	\$595,000	25-Sep-23
13 OAKLANDS WAY PAKENHAM VIC 3810	\$585,000	02-Oct-23
46 EDGEWARE CLOSE PAKENHAM VIC 3810	\$610,000	05-Sep-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.~~

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11 PORTLAND ROAD PAKENHAM VIC 3810

3 2 1

Sold Price

\$595,000

Sold Date

25-Sep-23

Distance

0.07km



13 OAKLANDS WAY PAKENHAM VIC 3810

3 2 1

Sold Price

\$585,000

Sold Date

02-Oct-23

Distance

0.13km



46 EDGEWARE CLOSE PAKENHAM VIC 3810

3 2 1

Sold Price

\$610,000

Sold Date

05-Sep-23

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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