

## 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 MCCLENAGHAN PLACE 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

\$590,000

&

\$650,000

### 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 94 MURPHY ROAD PAKENHAM VIC 3810 | \$620,000 | 04-Oct-23 |
| 58 ALGERD WAY PAKENHAM VIC 3810  | \$596,000 | 14-Mar-24 |
| 5 WELLS STREET PAKENHAM VIC 3810 | \$595,000 | 22-Jan-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: 18 April 2024



**94 MURPHY ROAD PAKENHAM VIC 3810** Sold Price **\$620,000** Sold Date **04-Oct-23**

3 2 2

Distance **0.23km**



**58 ALGERD WAY PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$596,000** Sold Date **14-Mar-24**

3 2 2

Distance **0.4km**



**5 WELLS STREET PAKENHAM VIC 3810** Sold Price **\$595,000** Sold Date **22-Jan-24**

3 2 2

Distance **0.38km**



**7 SPENCER PLACE PAKENHAM VIC 3810** Sold Price **\$630,000** Sold Date **25-Jun-23**

3 2 2

Distance **0.31km**



**13 CAITLIN DRIVE PAKENHAM VIC 3810** Sold Price **\$615,000** Sold Date **29-Apr-23**

3 2 2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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