

## 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

37 MOUNTFORD RISE 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

\$660,000

&

\$726,000

### 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

9 HURON PARKWAY PAKENHAM VIC 3810	\$725,000	28-Nov-23
40 WINDERMERE BOULEVARD PAKENHAM VIC 3810	\$715,000	23-Nov-23
15 CORYMBIA PROMENADE PAKENHAM VIC 3810	\$715,000	05-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.~~

This Statement of Information was prepared on: 26 April 2024



**9 HURON PARKWAY PAKENHAM  
VIC 3810**

 3  2  2

Sold Price

**\$725,000**

Sold Date **28-Nov-23**

Distance **0.61km**



**40 WINDERMERE BOULEVARD  
PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$715,000**

Sold Date **23-Nov-23**

Distance **1.12km**



**15 CORYMBIA PROMENADE  
PAKENHAM VIC 3810**

 3  2  2

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **05-Mar-24**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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