

## 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

4 SPANIEL LANE 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

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 2023

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

17 POINTER DRIVE PAKENHAM VIC 3810	\$615,000	19-Jul-23
8 POINTER DRIVE PAKENHAM VIC 3810	\$615,000	28-Jun-23
14 CORMORANT PARADE PAKENHAM VIC 3810	\$605,000	18-Jul-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.~~

This Statement of Information was prepared on: 23 September 2023

# AREASPECIALIST

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**17 POINTER DRIVE PAKENHAM VIC 3810** Sold Price

**\$615,000**

Sold Date

**19-Jul-23**

 3  2  2

Distance

**0.08km**



**8 POINTER DRIVE PAKENHAM VIC 3810** Sold Price

<sup>RS</sup> **\$615,000**

Sold Date

**28-Jun-23**

 3  2  2

Distance

**0.13km**



**14 CORMORANT PARADE PAKENHAM VIC 3810**

Sold Price

**\$605,000**

Sold Date

**18-Jul-23**

 3  2  2

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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