

## 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

6 MARQUIS COURT 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

\$540,000

&

\$580,000

### 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

9 MARQUIS COURT PAKENHAM VIC 3810	\$555,000	20-Jun-23
33 STANHOPE PLACE PAKENHAM VIC 3810	\$570,000	06-Sep-23
19 CENTRAL AVENUE PAKENHAM VIC 3810	\$575,000	17-Apr-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: 14 September 2023

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**9 MARQUIS COURT PAKENHAM  
VIC 3810**

3 2 2

Sold Price

**\$555,000**

Sold Date

**20-Jun-23**

Distance

**0.05km**



**33 STANHOPE PLACE PAKENHAM  
VIC 3810**

3 2 2

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**06-Sep-23**

Distance

**0.23km**



**19 CENTRAL AVENUE PAKENHAM  
VIC 3810**

3 2 2

Sold Price

**\$575,000**

Sold Date

**17-Apr-23**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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