

## 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 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2022

to

30 Sep 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 8 POINTER DRIVE PAKENHAM VIC 3810  | \$615,000 | 28-Jun-23 |
| 57 HAVANA PARADE PAKENHAM VIC 3810 | \$610,000 | 16-Aug-23 |
| 17 POINTER DRIVE PAKENHAM VIC 3810 | \$615,000 | 19-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: 10 October 2023

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**8 POINTER DRIVE PAKENHAM VIC 3810**

Sold Price

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

Sold Date

**28-Jun-23**

3 2 2

Distance

**0.14km**



**57 HAVANA PARADE PAKENHAM VIC 3810**

Sold Price

**\$610,000**

Sold Date

**16-Aug-23**

3 2 2

Distance

**0.1km**



**17 POINTER DRIVE PAKENHAM VIC 3810**

Sold Price

**\$615,000**

Sold Date

**19-Jul-23**

3 2 2

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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