

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

8 ASHWOOD GROVE PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 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

38 INSPIRATION CIRCUIT PAKENHAM VIC 3810	\$680,000	19-Jan-24
8 ST LEONARD WAY PAKENHAM VIC 3810	\$650,000	11-Jan-24
4 SPINEBILL COURT PAKENHAM VIC 3810	\$672,000	26-Feb-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.~~

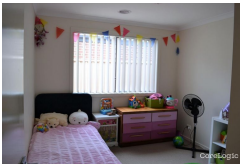
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38 INSPIRATION CIRCUIT PAKENHAM VIC 3810

4 2 2

Sold Price **\$680,000** Sold Date **19-Jan-24**

Distance **0.7km**



8 ST LEONARD WAY PAKENHAM VIC 3810

4 2 2

Sold Price **\$650,000** Sold Date **11-Jan-24**

Distance **0.75km**



4 SPINEBILL COURT PAKENHAM VIC 3810

4 2 2

Sold Price ^{RS} **\$672,000** Sold Date **26-Feb-24**

Distance **1.26km**



3 EMBLING STREET PAKENHAM VIC 3810

4 2 2

Sold Price **\$670,000** Sold Date **22-Feb-24**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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