

## 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 ONTARIO DRIVE 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2023

to

29 Feb 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

6 ALBERT CIRCUIT PAKENHAM VIC 3810	\$830,000	01-Mar-24
37 VANTAGE DRIVE PAKENHAM VIC 3810	\$820,000	15-Mar-24
12 HALF MOON CRESCENT PAKENHAM VIC 3810	\$785,000	05-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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# AREASPECIALIST

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**6 ALBERT CIRCUIT PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$830,000** <sup>UN</sup> Sold Date **01-Mar-24**

4 2 2

Distance **0.08km**



**37 VANTAGE DRIVE PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$820,000** Sold Date **15-Mar-24**

4 2 2

Distance **0.54km**



**12 HALF MOON CRESCENT PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$785,000** Sold Date **05-Feb-24**

4 2 2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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