

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 HUNT WAY PAKENHAM VIC 3810

Address

Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price&

\$495,000

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2023

to

30 April 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

33 HUNT WAY PAKENHAM VIC 3810	\$420,000	25-Jul-23
91 HENRY STREET PAKENHAM VIC 3810	\$480,000	05-Apr-23
59B RACECOURSE ROAD PAKENHAM VIC 3810	\$455,000	12-Jun-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.~~

This Statement of Information was prepared on: 30th May 2024