

## 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

1 RIDDELL GROVE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2023

to

31 Dec 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 112 LIVINGSTONE BOULEVARD PAKENHAM VIC 3810 | \$945,000 | 25-Jul-23 |
| 9 CARRINGTON DRIVE PAKENHAM VIC 3810        | \$910,000 | 27-Sep-23 |
| 6 LANDY CIRCUIT PAKENHAM VIC 3810           | \$936,000 | 20-Dec-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: 18 January 2024

# AREASPECIALIST

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**112 LIVINGSTONE BOULEVARD  
PAKENHAM VIC 3810**

4 2 2

Sold Price

**\$945,000**

Sold Date

**25-Jul-23**

Distance

**0.59km**



**9 CARRINGTON DRIVE PAKENHAM  
VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$910,000**

Sold Date

**27-Sep-23**

Distance

**0.68km**



**6 LANDY CIRCUIT PAKENHAM VIC  
3810**

4 2 2

Sold Price

<sup>RS</sup> **\$936,000**

Sold Date

**20-Dec-23**

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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