

## 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

32 HOWEY ROAD 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2024

to

31 Dec 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 10 MCINNES COURT PAKENHAM VIC 3810 | \$652,500 | 17-Nov-24 |
| 25 ASH CRESCENT PAKENHAM VIC 3810  | \$670,000 | 12-Oct-24 |
| 15 MCGILL COURT PAKENHAM VIC 3810  | \$685,000 | 21-Aug-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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**10 MCINNES COURT PAKENHAM  
VIC 3810**

3 2 2

Sold Price

**\$652,500**

Sold Date

**17-Nov-24**

Distance

**0.6km**



**25 ASH CRESCENT PAKENHAM VIC  
3810**

3 2 2

Sold Price

**\$670,000**

Sold Date

**12-Oct-24**

Distance

**1.6km**



**15 MCGILL COURT PAKENHAM VIC  
3810**

3 2 2

Sold Price

**\$685,000**

Sold Date

**21-Aug-24**

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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