

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

19 MELROSE STREET 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 Price & between
\$680,000 \$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$655,000 Property type House Suburb Pakenham
Period-from 28 Jul 2024 to 28 Jan 2025 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
4 BENTLEY COURT PAKENHAM VIC 3810	\$694,000	06-Nov-24
15 MCGILL COURT PAKENHAM VIC 3810	\$685,000	21-Aug-24
3 BOHEMIA CRESCENT PAKENHAM VIC 3810	\$685,000	29-Oct-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: 21 January 2025



**4 BENTLEY COURT PAKENHAM
VIC 3810**

3 2 2

Sold Price **\$694,000** Sold Date **06-Nov-24**

Distance **0.59km**



**15 MCGILL COURT PAKENHAM VIC
3810**

3 2 2

Sold Price **\$685,000** Sold Date **21-Aug-24**

Distance **0.97km**



**3 BOHEMIA CRESCENT PAKENHAM
VIC 3810**

3 2 2

Sold Price Sold Date **29-Oct-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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