

## 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

10 MCMASTER COURT 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 41 MEEKING DRIVE PAKENHAM VIC 3810 | \$645,000 | 21-Mar-22 |
| 20 GULLQUIST WAY PAKENHAM VIC 3810 | \$610,000 | 01-Feb-22 |
| 3 MCNAMARA COURT PAKENHAM VIC 3810 | \$665,000 | 30-May-22 |

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: 14 July 2022



**41 MEEKING DRIVE PAKENHAM VIC 3810** Sold Price **\$645,000** Sold Date **21-Mar-22**

 3  2  1

Distance **0.11km**



**20 GULLQUIST WAY PAKENHAM VIC 3810** Sold Price **\$610,000** Sold Date **01-Feb-22**

 3  2  2

Distance **0.24km**



**3 MCNAMARA COURT PAKENHAM VIC 3810** Sold Price **\$665,000** Sold Date **30-May-22**

 4  2  2

Distance **0.26km**



**13 TEMPLETON CRESCENT PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$638,000** Sold Date **19-May-22**

 3  2  2

Distance **0.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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