

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

6/12 RENLIK COURT PAKENHAM VIC 3810

Indicative selling price

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

Single Price

or range
between

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 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

1/4 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$445,000	08-Aug-24
24/107 ARMY ROAD PAKENHAM VIC 3810	\$455,000	28-May-24
4/3 HALE PLACE PAKENHAM VIC 3810	\$425,000	17-Jul-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: 14 November 2024

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**1/4 MCCLENAGHAN PLACE
PAKENHAM VIC 3810**

2 1 1

Sold Price **\$445,000** Sold Date **08-Aug-24**

Distance **0.18km**



**24/107 ARMY ROAD PAKENHAM
VIC 3810**

2 1 1

Sold Price **\$455,000** Sold Date **28-May-24**

Distance **0.28km**



**4/3 HALE PLACE PAKENHAM VIC
3810**

2 1 1

Sold Price **\$425,000** Sold Date **17-Jul-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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