

## 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

25 BALMORAL WAY 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

\$475,000

&

\$522,500

### 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

Address of comparable property	Price	Date of sale
62 COACH CIRCUIT PAKENHAM VIC 3810	\$475,000	14-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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Julie Anderson  
P 97763270  
M 0411106532  
E julie.anderson@elementagents.com.au



**62 COACH CIRCUIT PAKENHAM  
VIC 3810**

2 1 1

Sold Price

<sup>RS</sup> **\$475,000** Sold Date **14-Aug-24**

Distance **1.22km**

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

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