

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

9 PARMENTIER WAY 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

\$680,000

&

\$740,000

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

29 SARTON LINK PAKENHAM VIC 3810	\$737,000	05-Dec-24
5 GRIFFITH MEWS PAKENHAM VIC 3810	\$800,000	07-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.

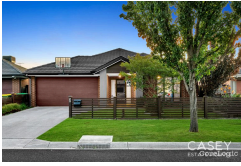
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29 SARTON LINK PAKENHAM VIC 3810

Sold Price

\$737,000

Sold Date **05-Dec-24**

 4  2  2

Distance **0.31km**



5 GRIFFITH MEWS PAKENHAM VIC 3810

Sold Price

\$800,000

Sold Date **07-Oct-24**

 4  2  2

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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