

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

8 Albert Circuit 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2020

to

30 Sep 2021

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

5 Bella Vista Crescent Pakenham VIC 3810	\$590,000	20-Jun-21
23 Half Moon Crescent Pakenham VIC 3810	\$610,000	18-May-21

OR

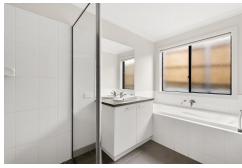
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 October 2021

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**5 Bella Vista Crescent Pakenham
VIC 3810**

 3  2  2

Sold Price

\$590,000

Sold Date

20-Jun-21

Distance

0.32km



**23 Half Moon Crescent Pakenham
VIC 3810**

 3  2  2

Sold Price

\$610,000

Sold Date

18-May-21

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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