

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

46/1 MALOUF 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

42/1 MALOUF COURT PAKENHAM VIC 3810	\$610,000	04-Jun-24
2/1 MALOUF COURT PAKENHAM VIC 3810	\$630,000	25-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.

This Statement of Information was prepared on: 06 February 2025

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**42/1 MALOUF COURT PAKENHAM
VIC 3810**

 3  2  2

Sold Price

\$610,000

Sold Date

04-Jun-24

Distance

0.08km



**2/1 MALOUF COURT PAKENHAM
VIC 3810**

 3  2  2

Sold Price

\$630,000

Sold Date

25-Oct-24

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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