

# 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

3 Farrell Court, Pakenham, Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between

\$580,000

&

\$630,000

### Median sale price

Median price

\$650,000

Property type

House

Suburb

Pakenham

Period - From

01/07/2023

to

30/06/2024

Source



PropTrack

### 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 six 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
2 Sykes Court, Pakenham, VIC 3810	\$592,000	10/04/2024
19 Smethurst Ave, Pakenham, VIC 3810	\$600,000	08/03/2024
5 Hanley Court, Pakenham, VIC 3810	\$580,000	28/06/2024

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 six months.

This Statement of Information was prepared on: 13/07/2024