

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

59 VICTORY DRIVE 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2022

to

31 Oct 2023

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

140 HENRY ROAD PAKENHAM VIC 3810	\$645,000	12-Oct-23
3 CREEKVIEW AVENUE PAKENHAM VIC 3810	\$680,000	07-Jun-23
44 INSPIRATION CIRCUIT PAKENHAM VIC 3810	\$635,000	31-Jul-23

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: 09 November 2023



Matt Clark- DIRECTOR

M 0417411883

E matt.c@neilsonpartners.com.au



140 HENRY ROAD PAKENHAM VIC 3810

Sold Price

^{RS}

\$645,000

Sold Date

12-Oct-23

3

2

2

Distance

0.23km



**3 CREEKVIEW AVENUE
PAKENHAM VIC 3810**

Sold Price

\$680,000

Sold Date

07-Jun-23

3

2

2

Distance

0.37km



**44 INSPIRATION CIRCUIT
PAKENHAM VIC 3810**

Sold Price

\$635,000

Sold Date

31-Jul-23

3

2

2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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