

## 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

6 AURORA COURT PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$765,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2023

to

30 Nov 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

2 TERESSA WAY PAKENHAM VIC 3810	\$725,000	19-Sep-24
50 LEIGH DRIVE PAKENHAM VIC 3810	\$730,000	06-Nov-24
7 MIKASA PLACE PAKENHAM VIC 3810	\$740,000	27-Nov-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: 19 December 2024

# AREASPECIALIST

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**2 TERESSA WAY PAKENHAM VIC  
3810**

4 2 2

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date **19-Sep-24**

Distance **0.27km**



**50 LEIGH DRIVE PAKENHAM VIC  
3810**

4 2 2

Sold Price

<sup>RS</sup> **\$730,000** <sup>UN</sup>

Sold Date **06-Nov-24**

Distance **0.76km**



**7 MIKASA PLACE PAKENHAM VIC  
3810**

4 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **27-Nov-24**

Distance **1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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