

## 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 SPANIEL LANE 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 35 SIENNA WAY PAKENHAM VIC 3810       | \$608,000 | 05-Oct-22 |
| 33 CLARENDON STREET PAKENHAM VIC 3810 | \$595,000 | 04-Oct-22 |
| 73 BELMONT CRESCENT PAKENHAM VIC 3810 | \$592,000 | 18-Oct-22 |

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: 21 November 2022



**35 SIENNA WAY PAKENHAM VIC 3810**

3 2 2

Sold Price **\$608,000** Sold Date **05-Oct-22**

Distance **0.19km**

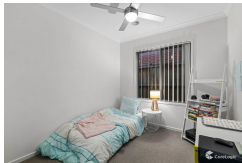


**33 CLARENDON STREET PAKENHAM VIC 3810**

3 2 2

Sold Price <sup>RS</sup> **\$595,000** Sold Date **04-Oct-22**

Distance **1.14km**



**73 BELMONT CRESCENT PAKENHAM VIC 3810**

3 2 2

Sold Price <sup>RS</sup> **\$592,000** Sold Date **18-Oct-22**

Distance **1.15km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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