

## 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

1/13A TEMPLETON CRESCENT 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

\$485,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2023

to

31 Mar 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

1/11 PAKENHAM ROAD PAKENHAM VIC 3810	\$455,000	12-Mar-24
7/21-31 PARMAN AVENUE PAKENHAM VIC 3810	\$455,000	09-Feb-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: 10 April 2024



**1/11 PAKENHAM ROAD PAKENHAM VIC 3810**

 2  
  1  
  1

Sold Price

<sup>RS</sup> **\$455,000**

Sold Date **12-Mar-24**

Distance **0.43km**



**7/21-31 PARMAN AVENUE PAKENHAM VIC 3810**

 2  
  1  
  1

Sold Price

Sold Date **09-Feb-24**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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