

## 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 AUBURN CLOSE 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

\$430,000

&

\$473,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2023

to

31 Jul 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

62 COACH CIRCUIT PAKENHAM VIC 3810	\$475,000	14-Aug-24
27/18-20 BEN DRIVE PAKENHAM VIC 3810	\$440,000	22-Jul-24
17 ANNECY LANE PAKENHAM VIC 3810	\$415,000	14-Jun-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: 15 August 2024

# AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



**62 COACH CIRCUIT PAKENHAM  
VIC 3810**

2 1 1

Sold Price

<sup>RS</sup>

**\$475,000**

Sold Date

**14-Aug-24**

Distance

**0.81km**



**27/18-20 BEN DRIVE PAKENHAM  
VIC 3810**

2 1 1

Sold Price

<sup>RS</sup>

**\$440,000**

<sup>UN</sup>

Sold Date

**22-Jul-24**

Distance

**0.89km**



**17 ANNECY LANE PAKENHAM VIC  
3810**

2 1 1

Sold Price

<sup>RS</sup>

**\$415,000**

Sold Date

**14-Jun-24**

Distance

**1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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