

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

7 SANDPIPER CLOSE 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

\$950,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

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

14 FLINDERS PARK DRIVE OFFICER VIC 3809	915000	02-Nov-23
9 GATSBY DRIVE OFFICER VIC 3809	1015000	17-Oct-23
7 ARENA PARADE OFFICER VIC 3809	1040000	31-Oct-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: 02 April 2024



**14 FLINDERS PARK DRIVE
OFFICER VIC 3809**

 4  2  2

Sold Price

915000 Sold Date **02-Nov-23**

Distance **1.59km**



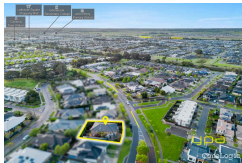
**9 GATSBY DRIVE OFFICER VIC
3809**

 4  2  2

Sold Price

1015000 Sold Date **17-Oct-23**

Distance **1.93km**



**7 ARENA PARADE OFFICER VIC
3809**

 5  2  2

Sold Price

1040000 Sold Date **31-Oct-23**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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