

STATEMENT OF INFORMATION

3 NICOLA COURT, PAKENHAM, VIC 3810

PREPARED BY STOCKDALE & LEGGO - CENTRAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 NICOLA COURT, PAKENHAM, VIC 3810

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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$580,000 to \$630,000**

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$640,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



12 CASPIAN CH, PAKENHAM, VIC 3810

4 2 2

Sale Price

***\$620,000**

Sale Date: 14/09/2023

Distance from Property: 251m



9 IVORY DR, PAKENHAM, VIC 3810

4 2 2

Sale Price

\$620,000

Sale Date: 19/05/2023

Distance from Property: 371m



7 BAY VSTA, PAKENHAM, VIC 3810

4 2 2

Sale Price

\$590,000

Sale Date: 01/05/2023

Distance from Property: 619m



This report has been compiled on 17/09/2023 by Stockdale & Leggo - Central. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

3 NICOLA COURT, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$580,000 to \$630,000

Median sale price

Median price

\$640,000

Property type

House

Suburb

PAKENHAM

Period

01 July 2022 to 30 June 2023

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

12 CASPIAN CH, PAKENHAM, VIC 3810	*\$620,000	14/09/2023
9 IVORY DR, PAKENHAM, VIC 3810	\$620,000	19/05/2023
7 BAY VSTA, PAKENHAM, VIC 3810	\$590,000	01/05/2023

This Statement of Information was prepared on:

17/09/2023