

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

9 SPRING CIRCUIT 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2024

to

31 Dec 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

8 ASHWOOD GROVE PAKENHAM VIC 3810	\$710,000	29-May-24
103 OAKLANDS WAY PAKENHAM VIC 3810	\$660,000	13-Sep-23
43 WARBLER STREET PAKENHAM VIC 3810	\$702,000	11-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.~~

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**8 ASHWOOD GROVE PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$710,000

Sold Date **29-May-24**

Distance **0.05km**



**103 OAKLANDS WAY PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$660,000

Sold Date **13-Sep-23**

Distance **0.13km**



**43 WARBLER STREET PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$702,000

Sold Date **11-Jun-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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