

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 EVERLY 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

4 RADIATA CIRCUIT PAKENHAM VIC 3810	\$680,000	11-Sep-24
29 MURCHISON LINK PAKENHAM VIC 3810	\$685,000	30-Sep-24
22 BRITTON DRIVE PAKENHAM VIC 3810	\$675,000	10-Feb-25

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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**4 RADIATA CIRCUIT PAKENHAM
VIC 3810**

3 2 2

Sold Price **\$680,000** Sold Date **11-Sep-24**

Distance **0.53km**



**29 MURCHISON LINK PAKENHAM
VIC 3810**

3 2 2

Sold Price **\$685,000** Sold Date **30-Sep-24**

Distance **0.35km**



**22 BRITTON DRIVE PAKENHAM
VIC 3810**

3 2 2

Sold Price ^{RS} **\$675,000** Sold Date **10-Feb-25**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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