

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

1 PARAMOUNT WAY 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

\$635,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 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

6 BLUEGRASS CRESCENT PAKENHAM VIC 3810	\$660,000	04-Jun-24
11 BLUEGRASS CRESCENT PAKENHAM VIC 3810	\$675,000	22-Jul-24
59 BARRINGTON DRIVE PAKENHAM VIC 3810	\$642,000	06-Aug-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: 21 November 2024



**6 BLUEGRASS CRESCENT
PAKENHAM VIC 3810**

 4  1  2

Sold Price **\$660,000** Sold Date **04-Jun-24**

Distance **0.44km**



**11 BLUEGRASS CRESCENT
PAKENHAM VIC 3810**

 4  1  6

Sold Price **\$675,000** Sold Date **22-Jul-24**

Distance **0.51km**



**59 BARRINGTON DRIVE
PAKENHAM VIC 3810**

 3  1  2

Sold Price **\$642,000** Sold Date **06-Aug-24**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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