

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

3 STRICKLAND COURT 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2024

to

31 Mar 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

| | | |
|-------------------------------------|-----------|-----------|
| 11 KENNETH ROAD PAKENHAM VIC 3810 | \$785,000 | 04-Apr-25 |
| 3 CATHEDRAL CLOSE PAKENHAM VIC 3810 | \$745,000 | 13-Mar-25 |
| 5 ESKDALE COURT PAKENHAM VIC 3810 | \$770,000 | 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.~~

This Statement of Information was prepared on: 14 April 2025



11 KENNETH ROAD PAKENHAM VIC 3810

Sold Price

^{RS}

\$785,000

Sold Date

04-Apr-25



4



2



2

Distance

0.72km



3 CATHEDRAL CLOSE PAKENHAM VIC 3810

Sold Price

^{RS}

\$745,000

Sold Date

13-Mar-25



4



2



2

Distance

0.24km



5 ESKDALE COURT PAKENHAM VIC 3810

Sold Price

\$770,000

Sold Date

10-Feb-25



4



2



2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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