

## 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 CORYMBIA PROMENADE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$779,000

&

\$830,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 15 ALBERT CIRCUIT PAKENHAM VIC 3810 | \$800,000 | 24-Jul-24 |
| 7 CAITLIN DRIVE PAKENHAM VIC 3810   | \$803,000 | 02-Oct-24 |
| 7 VANTAGE DRIVE PAKENHAM VIC 3810   | \$835,000 | 31-May-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

# AREASPECIALIST

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**15 ALBERT CIRCUIT PAKENHAM  
VIC 3810**

4 2 2

Sold Price

**\$800,000**

Sold Date

**24-Jul-24**

Distance

**0.28km**



**7 CAITLIN DRIVE PAKENHAM VIC  
3810**

4 2 2

Sold Price

<sup>RS</sup> **\$803,000**

Sold Date

**02-Oct-24**

Distance

**1.85km**



**7 VANTAGE DRIVE PAKENHAM VIC  
3810**

4 2 2

Sold Price

**\$835,000**

Sold Date

**31-May-24**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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