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	8 HIGHVIEW 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	$640,000	&	$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Pakenham
Period-from	01 Jun 2023	to	31 May 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
1 SAUNDERS WAY PAKENHAM VIC 3810	$643,000	18-Mar-24
27 STANHOPE PLACE PAKENHAM VIC 3810	$645,000	07-May-24
41 KOSTA BODA BOULEVARD PAKENHAM VIC 3810	$650,000	13-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: 03 June 2024

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1 SAUNDERS WAY PAKENHAM VIC 3810

3 2 2

Sold Price **$643,000** Sold Date **18-Mar-24**

Distance **0.36km**

27 STANHOPE PLACE PAKENHAM VIC 3810

4 2 2

Sold Price RS **$645,000** Sold Date **07-May-24**

Distance **0.5km**

41 KOSTA BODA BOULEVARD PAKENHAM VIC 3810

4 2 2

Sold Price RS **$650,000** Sold Date **13-May-24**

Distance **0.58km**

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

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