

# 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 Frogmores Street, Pakenham Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$630,000

### Median sale price

Median price \$650,000

Property Type House

Suburb Pakenham

Period - From 01/07/2024

to 30/09/2024

Source REIV

### 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 six 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	42 Stringy Bark Cirt PAKENHAM 3810	\$610,000	22/10/2024
2	13 Frogmores St PAKENHAM 3810	\$600,000	24/07/2024
3	17 Frogmores St PAKENHAM 3810	\$630,000	02/05/2024

**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 six months.~~

This Statement of Information was prepared on:

29/10/2024 16:31



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**Property Type:** House  
**Land Size:** 314 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median House Price**  
September quarter 2024: \$650,000

## Comparable Properties



**42 Stringy Bark Cirt PAKENHAM 3810 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** House  
**Land Size:** 348 sqm approx



**13 Frogmores St PAKENHAM 3810 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/07/2024  
**Property Type:** House (Res)  
**Land Size:** 288 sqm approx

**17 Frogmores St PAKENHAM 3810 (VG)**

**Agent Comments**

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**Price:** \$630,000  
**Method:** Sale  
**Date:** 02/05/2024  
**Property Type:** House (Res)  
**Land Size:** 288 sqm approx

**Account** - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869