

## 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

6 ANGUS COURT 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2023

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2 BRUCE COURT PAKENHAM VIC 3810      | \$625,000 | 14-Jun-24 |
| 19 DONDAY COURT PAKENHAM VIC 3810    | \$600,000 | 17-Apr-24 |
| 24 GARDENIA STREET PAKENHAM VIC 3810 | \$645,000 | 22-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: 27 August 2024

# AREASPECIALIST

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**2 BRUCE COURT PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup>

**\$625,000**

Sold Date

**14-Jun-24**

 3  2  2

Distance

**0.17km**



**19 DONDAY COURT PAKENHAM VIC 3810**

Sold Price

**\$600,000**

Sold Date

**17-Apr-24**

 3  2  1

Distance

**0.49km**



**24 GARDENIA STREET PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup>

**\$645,000**

Sold Date

**22-May-24**

 3  2  1

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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