

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 PETREL CIRCUIT 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

5/16-20 HONEYSUCKLE CLOSE PAKENHAM VIC 3810	\$593,000	22-Oct-23
46 EDGEWARE CLOSE PAKENHAM VIC 3810	\$610,000	05-Sep-23
18 DEALBATA LANE PAKENHAM VIC 3810	\$620,000	15-Nov-23

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: 15 January 2024

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	5/16-20 HONEYSUCKLE CLOSE PAKENHAM VIC 3810	Sold Price	\$593,000	Sold Date	22-Oct-23
				Distance	0.45km

	46 EDGEWARE CLOSE PAKENHAM VIC 3810	Sold Price	\$610,000	Sold Date	05-Sep-23
				Distance	0.48km

	18 DEALBATA LANE PAKENHAM VIC 3810	Sold Price	^{RS} \$620,000	Sold Date	15-Nov-23
				Distance	0.6km

RS = Recent sale

UN = Undisclosed Sale

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