

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

37/1 MALOUF 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2021

to

30 Sep 2022

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

44/1 MALOUF COURT PAKENHAM VIC 3810	\$670,000	04-Jun-22
8/1 MALOUF COURT PAKENHAM VIC 3810	\$580,000	06-Jun-22

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: 01 October 2022

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**44/1 MALOUF COURT PAKENHAM
VIC 3810**

Sold Price

\$670,000

Sold Date

04-Jun-22



3



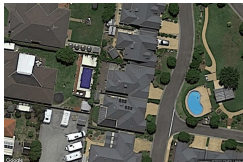
2



2

Distance

0.1km



**8/1 MALOUF COURT PAKENHAM
VIC 3810**

Sold Price

\$580,000

Sold Date

06-Jun-22



2



-



2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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