

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 MALLEE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2022

to

31 Dec 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

7 BANKSIA GROVE PAKENHAM VIC 3810	\$670,000	20-Aug-22
2 FABLE GROVE PAKENHAM VIC 3810	\$660,000	14-Sep-22
12 VICTORY DRIVE PAKENHAM VIC 3810	\$620,000	30-Aug-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: 31 January 2023



7 BANKSIA GROVE PAKENHAM VIC 3810

 4
  2
  2

Sold Price

\$670,000

Sold Date **20-Aug-22**

Distance

0.18km


2 FABLE GROVE PAKENHAM VIC 3810

 4
  2
  2

Sold Price

\$660,000

Sold Date **14-Sep-22**

Distance

1.03km


12 VICTORY DRIVE PAKENHAM VIC 3810

 4
  2
  2

Sold Price

\$620,000

Sold Date **30-Aug-22**

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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