

## 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 EARHART 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$548,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2023

to

29 Feb 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

|   |        |           |
|---|--------|-----------|
| 6/180 HENRY ROAD PAKENHAM VIC 3810          | 550000 | 29-Feb-24 |
| 2/2 BLUESTONE STREET PAKENHAM VIC 3810      | 545000 | 13-Nov-23 |
| 5/16-20 HONEYSUCKLE CLOSE PAKENHAM VIC 3810 | 593000 | 22-Oct-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: 19 March 2024



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**6/180 HENRY ROAD PAKENHAM  
VIC 3810**

3 2 2

Sold Price

<sup>RS</sup> **550000**

Sold Date **29-Feb-24**

Distance **0.43km**



**2/2 BLUESTONE STREET  
PAKENHAM VIC 3810**

3 2 2

Sold Price

**545000**

Sold Date **13-Nov-23**

Distance **0.47km**



**5/16-20 HONEYSUCKLE CLOSE  
PAKENHAM VIC 3810**

3 2 1

Sold Price

**593000**

Sold Date **22-Oct-23**

Distance **1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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