

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

32 ST LEONARD WAY 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

\$675,000

&

\$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2023

to

30 Jun 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

19 MACQUARIE CIRCUIT PAKENHAM VIC 3810	\$700,000	20-Feb-24
1 LEON WAY PAKENHAM VIC 3810	\$730,000	09-Apr-24
4 LAWRENCE CLOSE PAKENHAM VIC 3810	\$690,000	12-Apr-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.~~

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**19 MACQUARIE CIRCUIT
PAKENHAM VIC 3810**

 4  2  2

Sold Price **\$700,000** Sold Date **20-Feb-24**

Distance **0.43km**



1 LEON WAY PAKENHAM VIC 3810

 4  2  2

Sold Price **\$730,000** Sold Date **09-Apr-24**

Distance **0.47km**



**4 LAWRENCE CLOSE PAKENHAM
VIC 3810**

 4  2  2

Sold Price **\$690,000** Sold Date **12-Apr-24**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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