

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 FLINDERS CHASE 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2023

to

31 Aug 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

8 CATHEDRAL CLOSE PAKENHAM VIC 3810	\$741,000	20-Apr-24
20 KILBURN PLACE PAKENHAM VIC 3810	\$750,000	08-Jun-24
10 STOKES GREEN PAKENHAM VIC 3810	\$680,000	24-Jul-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.~~

This Statement of Information was prepared on: 03 September 2024

AREASPECIALIST

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8 CATHEDRAL CLOSE PAKENHAM VIC 3810

3 2 2

Sold Price

\$741,000

Sold Date **20-Apr-24**

Distance

0.08km



20 KILBURN PLACE PAKENHAM VIC 3810

3 2 2

Sold Price

\$750,000

Sold Date **08-Jun-24**

Distance

0.59km



10 STOKES GREEN PAKENHAM VIC 3810

3 2 2

Sold Price

^{RS} **\$680,000**

Sold Date **24-Jul-24**

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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