

## 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 AVOCA PLACE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2021

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 14 INSPIRATION CIRCUIT PAKENHAM VIC 3810 | \$660,000 | 21-Sep-21 |
| 3 GROWLER STREET PAKENHAM VIC 3810       | \$625,000 | 24-Feb-22 |
| 33 SERENITY STREET PAKENHAM VIC 3810     | \$645,000 | 16-Nov-21 |

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 May 2022



### 14 INSPIRATION CIRCUIT PAKENHAM VIC 3810

 4
  2
  2

Sold Price

**\$660,000**

Sold Date

**21-Sep-21**

Distance

-



### 3 GROWLER STREET PAKENHAM VIC 3810

 4
  2
  2

Sold Price

**\$625,000**

Sold Date

**24-Feb-22**

Distance

**0.59km**


### 33 SERENITY STREET PAKENHAM VIC 3810

 4
  2
  2

Sold Price

**\$645,000**

Sold Date

**16-Nov-21**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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