

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

12 Grice Quadrant, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$638,000

Median sale price

Median price \$655,000 Property Type House Suburb Pakenham

Period - From 01/01/2022 to 31/12/2022 Source REIV

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 six 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
1	122 Park Orchard Dr PAKENHAM 3810	\$675,000	12/12/2022
2	47 Fallingwater Dr PAKENHAM 3810	\$650,000	13/02/2023
3	23 Elwood Av PAKENHAM 3810	\$645,000	21/03/2023

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 six months.~~

This Statement of Information was prepared on:

06/04/2023 11:17



Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median House Price

Year ending December 2022: \$655,000

Comparable Properties



122 Park Orchard Dr PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 12/12/2022

Property Type: House

Land Size: 429 sqm approx



47 Fallingwater Dr PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 13/02/2023

Property Type: House

Land Size: 503 sqm approx



23 Elwood Av PAKENHAM 3810 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 21/03/2023

Property Type: House

Land Size: 448 sqm approx