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

61 SMETHURST AVENUE 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 rang betwee	3/00/000	&	\$830,000
Median sale price					
(*Delete house or unit as app	olicable)				
Median Price	\$655,000	Property type	House	Suburb	Pakenham

Period-from 01 Mar 2024 to 28 Feb 2025 Source

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
12 TASMAN WAY PAKENHAM VIC 3810	\$820,000	17-Dec-24
6 CHAROLAIS COURT PAKENHAM VIC 3810	\$760,000	30-Oct-24
5 RILEY COURT PAKENHAM VIC 3810	\$820,000	21-Jan-25

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: 06 March 2025



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AREASPECIALIST

Stacey Woodfield M 0403503524

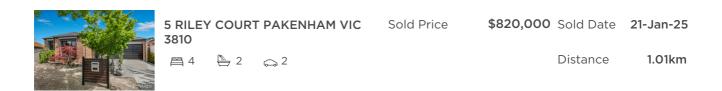
E staceyw@areaspecialist.com.au



	12 TAS 3810	MAN W	AY PAKENHAM VIC	Sold Price	\$820,000	Sold Date	17-Dec-24
ST	= 4	2	<u></u>			Distance	1.24km



6 CHAROLAIS COURT PAKENHAN VIC 3810	1 Sold Price	\$760,000 Sold Date 30-Oct-24
<u>⊨</u> 4		Distance 1.96km



RS = Recent sale UN = Undisclosed Sale

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