

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

9 SPRING CIRCUIT 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|-------------------------------------|-----------|-----------|
| 16 LATROBE AVENUE PAKENHAM VIC 3810 | \$650,000 | 12-Sep-24 |
| 9 BUCHAN GREEN PAKENHAM VIC 3810 | \$643,000 | 22-Oct-24 |
| 9 THE PARKWAY PAKENHAM VIC 3810 | \$670,000 | 24-Sep-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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**16 LATROBE AVENUE PAKENHAM
VIC 3810**

 3  2  2

Sold Price **\$650,000** Sold Date **12-Sep-24**

Distance **0.29km**



**9 BUCHAN GREEN PAKENHAM VIC
3810**

 3  2  2

Sold Price **\$643,000** Sold Date **22-Oct-24**

Distance **0.38km**



**9 THE PARKWAY PAKENHAM VIC
3810**

 3  2  2

Sold Price **\$670,000** Sold Date **24-Sep-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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