

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 3 Spencer Place, Pakenham, VIC 3810

Indicative selling price

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

Price Range

\$675,000

&

\$742,500

Median sale price

Median price

\$657,500

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/02/2022

to

31/01/2023

Source

Corelogic

Comparable property sales

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
12 YELLOW GUM DRIVE, PAKENHAM VIC 3810	\$712,000	23/01/2023
77 LEIGH DRIVE, PAKENHAM VIC 3810	\$740,000	02/09/2022
21 WYNEN COURT, PAKENHAM VIC 3810	\$710,000	09/11/2022

This Statement of Information was prepared on: 03/02/2023