

## 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

18 PARAMOUNT WAY 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

\$654,750

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 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

19 NABILLA COURT PAKENHAM VIC 3810	\$660,000	12-Jun-24
59 BARRINGTON DRIVE PAKENHAM VIC 3810	\$642,000	06-Aug-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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**19 NABILLA COURT PAKENHAM  
VIC 3810**

 3
  2
  2

Sold Price **\$660,000** Sold Date **12-Jun-24**

Distance **0.16km**



**59 BARRINGTON DRIVE  
PAKENHAM VIC 3810**

 3
  1
  2

Sold Price **\$642,000** Sold Date **06-Aug-24**

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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