

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

7 AGATE LANE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2022

to

31 Jan 2023

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

2 ACORN LANE PAKENHAM VIC 3810	\$562,000	23-Nov-22
9 HARTLAND CIRCUIT PAKENHAM VIC 3810	\$590,000	05-Sep-22
12 RUSH LILY DRIVE OFFICER VIC 3809	\$617,500	27-Sep-22

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: 17 February 2023



2 ACORN LANE PAKENHAM VIC 3810

Sold Price

\$562,000

Sold Date

23-Nov-22

 3

 2

 2

Distance

0.84km



9 HARTLAND CIRCUIT PAKENHAM VIC 3810

Sold Price

\$590,000

Sold Date

05-Sep-22

 3

 2

 2

Distance

1km



12 RUSH LILY DRIVE OFFICER VIC 3809

Sold Price

\$617,500

Sold Date

27-Sep-22

 3

 2

 2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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