

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 CAMDOLLE CLOSE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Land

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 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

3 EVERLY CIRCUIT PAKENHAM VIC 3810	\$763,000	26-Jun-24
3 QUIRK ROAD PAKENHAM VIC 3810	\$770,000	23-Aug-24
3 GRASSLAND CRESCENT OFFICER VIC 3809	\$770,000	18-May-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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3 EVERLY CIRCUIT PAKENHAM VIC 3810 Sold Price **\$763,000** Sold Date **26-Jun-24**
Distance **0.31km**

 4  2  2



3 QUIRK ROAD PAKENHAM VIC 3810 Sold Price ^{RS} **\$770,000** Sold Date **23-Aug-24**
Distance **0.99km**

 3  2  2



3 GRASSLAND CRESCENT OFFICER VIC 3809 Sold Price **\$770,000** Sold Date **18-May-24**
Distance **0.96km**

 4  2  2

RS = Recent sale **UN** = Undisclosed Sale

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