

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

1 GILLIAN PLACE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 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

1 GRICE QUADRANT PAKENHAM VIC 3810	\$645,501	21-Aug-23
112 MCGREGOR ROAD PAKENHAM VIC 3810	\$600,000	30-May-23
120 SANDALWOOD DRIVE PAKENHAM VIC 3810	\$630,000	11-Aug-23

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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**1 GRICE QUADRANT PAKENHAM
VIC 3810**

Sold Price

^{RS} **\$645,501** Sold Date **21-Aug-23**

3 2 2

Distance **0.33km**



**112 MCGREGOR ROAD PAKENHAM
VIC 3810**

Sold Price

\$600,000 Sold Date **30-May-23**

3 2 2

Distance **0.46km**



**120 SANDALWOOD DRIVE
PAKENHAM VIC 3810**

Sold Price

^{RS} **\$630,000** Sold Date **11-Aug-23**

3 2 2

Distance **1.02km**

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

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