

## 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

35 CLAIRWOOD AVENUE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$620,000

### 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

4 NEWBURY STREET PAKENHAM VIC 3810	\$585,000	11-Sep-24
20 MAYWOOD STREET PAKENHAM VIC 3810	\$630,000	03-Sep-24
24 MAYWOOD STREET PAKENHAM VIC 3810	\$645,000	23-Jul-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.~~

This Statement of Information was prepared on: 22 October 2024

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**4 NEWBURY STREET PAKENHAM  
VIC 3810**

 4  2  1

Sold Price

**\$585,000**

Sold Date

**11-Sep-24**

Distance

**0.31km**



**20 MAYWOOD STREET  
PAKENHAM VIC 3810**

 2  2  2

Sold Price

**\$630,000**

Sold Date

**03-Sep-24**

Distance

**0.33km**



**24 MAYWOOD STREET  
PAKENHAM VIC 3810**

 3  2  1

Sold Price

**\$645,000**

Sold Date

**23-Jul-24**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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