

## 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

3/69 PRINCES HIGHWAY 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

&

\$632,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Other

Suburb

Pakenham

Period-from

01 Apr 2023

to

31 Mar 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

41 CLAIRWOOD AVENUE PAKENHAM VIC 3810

\$570,000

12-Dec-23

52 ARLINGTON AVENUE PAKENHAM VIC 3810

\$635,000

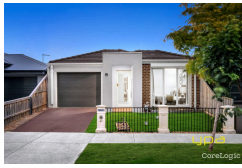
15-Feb-24

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: 11 April 2024

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**41 CLAIRWOOD AVENUE  
 PAKENHAM VIC 3810**

 3  2  1

Sold Price **\$570,000** Sold Date **12-Dec-23**

Distance **0.99km**



**52 ARLINGTON AVENUE  
 PAKENHAM VIC 3810**

 3  2  1

Sold Price <sup>RS</sup> **\$635,000** Sold Date **15-Feb-24**

Distance **0.94km**

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

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