

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

11 LUCERNE CIRCUIT 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2022

to

30 Jun 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

7 LUCERNE CIRCUIT PAKENHAM VIC 3810	\$650,000	31-May-22
48 LUCERNE CIRCUIT PAKENHAM VIC 3810	\$630,000	05-Jun-23
19 KILLARNEY CRESCENT PAKENHAM VIC 3810	\$640,000	14-Mar-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.~~

This Statement of Information was prepared on: 28 July 2023

AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



7 LUCERNE CIRCUIT PAKENHAM VIC 3810

4 2 2

Sold Price

\$650,000

Sold Date

31-May-22

Distance

0.04km



48 LUCERNE CIRCUIT PAKENHAM VIC 3810

4 2 2

Sold Price

^{RS} **\$630,000**

Sold Date

05-Jun-23

Distance

0.14km



19 KILLARNEY CRESCENT PAKENHAM VIC 3810

4 2 2

Sold Price

\$640,000

Sold Date

14-Mar-23

Distance

0.4km



17 ADRIAN DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

\$630,000

Sold Date

29-May-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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