

## 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

1/5 SPENCER PLACE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/5 SPENCER PLACE PAKENHAM VIC 3810	\$517,000	30-Nov-24
16/108 AHERN ROAD PAKENHAM VIC 3810	\$528,000	06-Oct-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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**4/5 SPENCER PLACE PAKENHAM  
VIC 3810**

 3  
  2  
  2

Sold Price      **\$517,000**    Sold Date **30-Nov-24**

Distance      **0.04km**



**16/108 AHERN ROAD PAKENHAM  
VIC 3810**

 3  
  2  
  2

Sold Price      **\$528,000**    Sold Date **06-Oct-24**

Distance      **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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