

## 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

8 REMBRANDT COURT 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

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

2/9 ACACIA COURT PAKENHAM VIC 3810	\$575,000	07-Feb-25
116 HENRY STREET PAKENHAM VIC 3810	\$575,000	30-Jan-25
48 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$590,000	15-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.~~

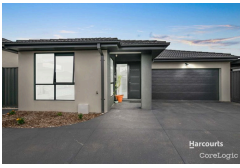
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# AREASPECIALIST

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**2/9 ACACIA COURT PAKENHAM  
VIC 3810**

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**07-Feb-25**

 3  2  2

Distance

**1.08km**



**116 HENRY STREET PAKENHAM VIC  
3810**

Sold Price

Sold Date

**30-Jan-25**

 3  2  2

Distance

**1.96km**



**48 GRAND CENTRAL BOULEVARD  
PAKENHAM VIC 3810**

Sold Price

**\$590,000**

Sold Date

**15-Oct-24**

 3  2  2

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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