# 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 PASHANGER COURT PAKENHAM VIC 3810**

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	- <u>" - " - " - " - " - " - " - " - " - " - </u>	&	\$740,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$655,000	Property type	House	Suburb	Pakenham		

30 Nov 2024

#### Comparable property sales (\*Delete A or B below as applicable)

01 Dec 2023

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.

to

Address of comparable property	Price	Date of sale
19 AUDLEY STREET PAKENHAM VIC 3810	\$770,000	13-Aug-24
32 ASHFORD DRIVE PAKENHAM VIC 3810	\$735,000	04-Sep-24
14 STABLE STREET PAKENHAM VIC 3810	\$730,000	04-Jun-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: 01 December 2024

Source



Corelogic

consumer.vic.gov.au



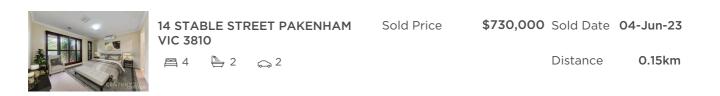
E martina.mcardle@little.com.au



1 1 1 1 1	19 AUDLEY STREET PAKENHAM VIC 3810			Sold Price	\$770,000	Sold Date	13-Aug-24	
	🖴 4 🕒 2 🚓 2				Distance	0.12km		



32 ASHFORD DRIVE PAKENHAM VIC 3810	Sold Price	\$735,000 Sold Date 04-Sep-24	
🚍 4 🌦 2 👝 2		Distance 0.08km	



RS = Recent sale UN = Undisclosed Sale

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