

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

9 HURON PARKWAY 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2022

to

31 Oct 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

6 WINDERMERE BOULEVARD PAKENHAM VIC 3810	\$740,000	26-Sep-23
9 RACHAEL COURT PAKENHAM VIC 3810	\$710,000	18-Jul-23
66 DUNBARTON DRIVE PAKENHAM VIC 3810	\$702,000	13-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: 09 November 2023

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6 WINDERMERE BOULEVARD PAKENHAM VIC 3810

4 2 2

Sold Price

^{RS} **\$740,000** Sold Date **26-Sep-23**

Distance **0.95km**



9 RACHAEL COURT PAKENHAM VIC 3810

4 2 2

Sold Price

\$710,000 Sold Date **18-Jul-23**

Distance **1.89km**



66 DUNBARTON DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price

\$702,000 Sold Date **13-Jun-23**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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