

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 Stockmans 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2020

to

30 Nov 2021

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 Homestead Court Pakenham VIC 3810	\$820,000	22-Oct-21
7 Dugan Court Pakenham VIC 3810	\$885,000	28-Aug-21
5 Blue Bell Court Pakenham VIC 3810	\$900,000	09-Nov-21

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: 06 December 2021



2 Homestead Court Pakenham VIC 3810

Sold Price

^{RS} \$820,000

Sold Date

22-Oct-21

4 2 2

Distance

0.1km



7 Dugan Court Pakenham VIC 3810

Sold Price

^{RS} \$885,000

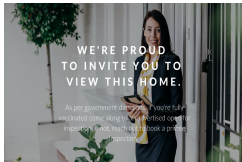
Sold Date

28-Aug-21

4 2 2

Distance

0.63km



5 Blue Bell Court Pakenham VIC 3810

Sold Price

^{RS} \$900,000

Sold Date

09-Nov-21

4 2 2

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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