

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 DIANE CLOSE 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

\$455,000

&

\$500,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,750

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 2024

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

16 SHERRIFF RISE PAKENHAM VIC 3810	\$611,000	11-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.

This Statement of Information was prepared on: 21 October 2024



**16 SHERRIFF RISE PAKENHAM VIC
3810**

Sold Price

^{RS}

\$611,000

Sold Date

11-Oct-24

 3

 2

 1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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