

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

12 CARRINGTON DRIVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2024

to

31 May 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

4 BOOTH PLACE PAKENHAM VIC 3810	\$962,500	30-Jan-25
17 SUNDEW CRESCENT PAKENHAM VIC 3810	\$975,000	15-Jan-25
12 MCCUBBIN AVENUE PAKENHAM VIC 3810	\$930,000	22-Jan-25

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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4 BOOTH PLACE PAKENHAM VIC 3810

4 2 2

Sold Price

\$962,500

Sold Date

30-Jan-25

Distance

0.32km



17 SUNDEW CRESCENT PAKENHAM VIC 3810

4 2 2

Sold Price

\$975,000

Sold Date

15-Jan-25

Distance

0.49km



12 MCCUBBIN AVENUE PAKENHAM VIC 3810

4 2 2

Sold Price

\$930,000

Sold Date

22-Jan-25

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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