

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

14 MACLEOD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 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

9 MACLEOD CIRCUIT PAKENHAM VIC 3810	\$601,500	10-Sep-24
5 EMBLING STREET PAKENHAM VIC 3810	\$625,000	31-Aug-24
1 OFFICEDALE ROAD OFFICER VIC 3809	\$625,000	02-Aug-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.~~

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**9 MACLEOD CIRCUIT PAKENHAM
VIC 3810**

 3  2  2

Sold Price

\$601,500

Sold Date **10-Sep-24**

Distance **0.07km**



**5 EMBLING STREET PAKENHAM
VIC 3810**

 3  2  2

Sold Price

\$625,000

Sold Date **31-Aug-24**

Distance **0.08km**



**1 OFFICEDALE ROAD OFFICER VIC
3809**

 3  2  2

Sold Price

Sold Date **02-Aug-24**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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