

## 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

15 CARROLL WALK PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 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

34 ARMIDALE DRIVE PAKENHAM VIC 3810

\$545,000

02-Feb-25

106 HENRY STREET PAKENHAM VIC 3810

\$550,000

23-Apr-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.

This Statement of Information was prepared on: 23 May 2025

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### 34 ARMIDALE DRIVE PAKENHAM VIC 3810

 3  2  -

Sold Price

**\$545,000**

Sold Date

**02-Feb-25**

Distance

**0.19km**



### 106 HENRY STREET PAKENHAM VIC 3810

 3  2  2

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**23-Apr-25**

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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