

## 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

19 CAMDOLLE CLOSE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2024

to

28 Feb 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

5 TI-TREE CRESCENT OFFICER VIC 3809	\$750,000	29-Nov-24
7 CAMDOLLE CLOSE PAKENHAM VIC 3810	\$765,000	02-Dec-24
6 CHAROLAIS COURT PAKENHAM VIC 3810	\$760,000	30-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: 24 March 2025

# AREA SPECIALIST

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**5 TI-TREE CRESCENT OFFICER VIC 3809**

Sold Price

**\$750,000**

Sold Date

**29-Nov-24**



3



2



2

Distance

**0.52km**



**7 CAMDOLLE CLOSE PAKENHAM VIC 3810**

Sold Price

**\$765,000**

Sold Date

**02-Dec-24**



4



2



-

Distance

**0.1km**



**6 CHAROLAIS COURT PAKENHAM VIC 3810**

Sold Price

**\$760,000**

Sold Date

**30-Oct-24**



4



2



2

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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