

## 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 TOORANG COURT 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2024

to

31 Mar 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 HUME COURT PAKENHAM VIC 3810	\$790,000	20-Mar-25
61 BARRINGTON DRIVE PAKENHAM VIC 3810	\$760,000	17-Mar-25
16 LISA AVENUE PAKENHAM VIC 3810	\$760,000	26-Feb-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: 02 April 2025

# AREASPECIALIST

Stacey Woodfield

M 0403503524

E [staceyw@areaspecialist.com.au](mailto:staceyw@areaspecialist.com.au)



## 4 HUME COURT PAKENHAM VIC 3810

 3  2  2

Sold Price

<sup>RS</sup> **\$790,000** Sold Date **20-Mar-25**

Distance **1.07km**



## 61 BARRINGTON DRIVE PAKENHAM VIC 3810

 4  2  2

Sold Price

<sup>RS</sup> **\$760,000** Sold Date **17-Mar-25**

Distance **1.92km**



## 16 LISA AVENUE PAKENHAM VIC 3810

 4  2  2

Sold Price

Sold Date **26-Feb-25**

Distance **0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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