

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

5 FAIRCHILD PLACE 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

\$685,000

&

\$753,500

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

9 PARMENTIER WAY PAKENHAM VIC 3810	\$719,000	27-Feb-25
39 EVERLY CIRCUIT PAKENHAM VIC 3810	\$695,000	28-Apr-25
29 SARTON LINK PAKENHAM VIC 3810	\$737,000	05-Dec-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 PARMENTIER WAY PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$719,000

Sold Date **27-Feb-25**

Distance **0.08km**



**39 EVERLY CIRCUIT PAKENHAM
VIC 3810**

 4  2  2

Sold Price

^{RS} **\$695,000**

Sold Date **28-Apr-25**

Distance **0.19km**



**29 SARTON LINK PAKENHAM VIC
3810**

 4  2  2

Sold Price

\$737,000

Sold Date **05-Dec-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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