

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

6 AURORA COURT 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

\$695,000

&

\$765,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2023

to

30 Nov 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

2 TERESSA WAY PAKENHAM VIC 3810	\$725,000	19-Sep-24
50 LEIGH DRIVE PAKENHAM VIC 3810	\$730,000	06-Nov-24
7 MIKASA PLACE PAKENHAM VIC 3810	\$740,000	27-Nov-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: 19 December 2024

AREASPECIALIST

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2 TERESSA WAY PAKENHAM VIC 3810

Sold Price

^{RS}

\$725,000

Sold Date

19-Sep-24

4

2

2

Distance

0.27km



50 LEIGH DRIVE PAKENHAM VIC 3810

Sold Price

^{RS}

\$730,000

^{UN}

Sold Date

06-Nov-24

4

2

2

Distance

0.76km



7 MIKASA PLACE PAKENHAM VIC 3810

Sold Price

^{RS}

\$740,000

Sold Date

27-Nov-24

4

2

2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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