

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

60 COACH CIRCUIT 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

2/13 LUCA PLACE PAKENHAM VIC 3810	\$510,000	25-Jun-25
56 COACH CIRCUIT PAKENHAM VIC 3810	\$525,000	03-Mar-25
3/81 AHERN ROAD PAKENHAM VIC 3810	\$535,000	26-Jan-22

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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2/13 LUCA PLACE PAKENHAM VIC 3810

Sold Price

^{RS} **\$510,000**

Sold Date

25-Jun-25

2

1

1

Distance

0.18km



56 COACH CIRCUIT PAKENHAM VIC 3810

Sold Price

\$525,000

Sold Date

03-Mar-25

2

1

1

Distance

0km



3/81 AHERN ROAD PAKENHAM VIC 3810

Sold Price

\$535,000

Sold Date

26-Jan-22

2

1

1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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