## 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

#### 7 STREETON COURT PAKENHAM VIC 3810

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	3080000	&	\$748,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$660,000	Property type	House	Suburb	Pakenham				

31 May 2025

Source

# Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2024

**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.

to

Address of comparable property	Price	Date of sale	
9 GREVILLEA PLACE PAKENHAM VIC 3810	\$742,500	25-Apr-25	
75 SANDALWOOD DRIVE PAKENHAM VIC 3810	\$740,000	31-Jan-25	
3 TOORANG COURT PAKENHAM VIC 3810	\$760,000	28-May-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: 11 June 2025



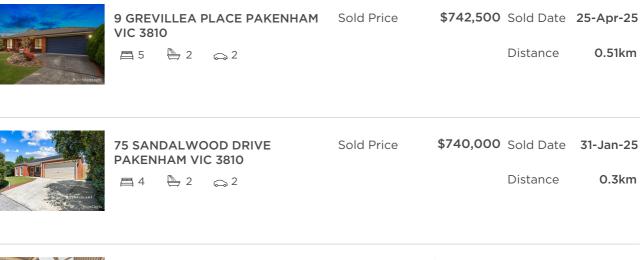
Corelogic

consumer.vic.gov.au

Terri Fellows P 0410 029 953

М 0400 573 483

 ${\sf E} ~~info@fellowsrealestate.com.au$ 



3 TOORANG COURT PAKENHAM VIC 3810	<sup>RS</sup> \$760,000	Sold Date	28-May-25	
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RS = Recent sale UN = Undisclosed Sale

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