

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

8 REMBRANDT 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 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

2/9 ACACIA COURT PAKENHAM VIC 3810	\$575,000	07-Feb-25
116 HENRY STREET PAKENHAM VIC 3810	\$575,000	30-Jan-25
48 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$590,000	15-Oct-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: 17 February 2025

AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



2/9 ACACIA COURT PAKENHAM VIC 3810

Sold Price

RS

\$575,000

Sold Date

07-Feb-25



3



2



2

Distance

1.08km



116 HENRY STREET PAKENHAM VIC 3810

Sold Price

Sold Date

30-Jan-25



3



2



2

Distance

1.96km



48 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810

Sold Price

\$590,000

Sold Date

15-Oct-24



3



2



2

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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