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<br>Including suburb and postcode | 33 CURRAWONG CRESCENT 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 | $595,000 | & | $654,500 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $654,750 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Oct 2023 | to | 30 Sep 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 |
|---|---|---|
| 24 CURRAWONG CRESCENT PAKENHAM VIC 3810 | $635,000 | 20-Jun-24 |
| 13 CURRAWONG CRESCENT PAKENHAM VIC 3810 | $675,000 | 12-Dec-23 |
| 4 SPINEBILL COURT PAKENHAM VIC 3810 | $672,000 | 18-Feb-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: 08 October 2024

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**24 CURRAWONG CRESCENT PAKENHAM VIC 3810**

3 2 2

Sold Price **$635,000** Sold Date **20-Jun-24**

Distance **0.08km**



**13 CURRAWONG CRESCENT PAKENHAM VIC 3810**

4 2 2

Sold Price **$675,000** Sold Date **12-Dec-23**

Distance **0.11km**



**4 SPINEBILL COURT PAKENHAM VIC 3810**

3 2 2

Sold Price **$672,000** Sold Date **18-Feb-24**

Distance **0.12km**

**RS** = Recent sale **UN** = Undisclosed Sale

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