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	3 SINCLAIR WALK 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	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Pakenham
Period-from	01 Aug 2023	to	31 Jul 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
5 SINCLAIR WALK PAKENHAM VIC 3810	$600,000	15-May-23
14 FAIRCHILD PLACE PAKENHAM VIC 3810	$580,000	30-Mar-23
24 EVENTIDE RISE PAKENHAM VIC 3810	$615,000	04-Sep-23

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: 09 August 2024

Harcourts Pakenham

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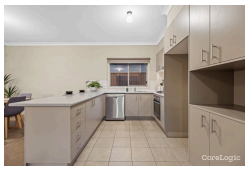
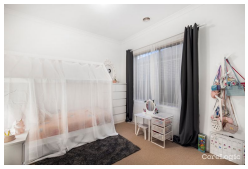


5 SINCLAIR WALK PAKENHAM VIC 3810

3 2 1

Sold Price **$600,000** Sold Date **15-May-23**

Distance **0.01km**



14 FAIRCHILD PLACE PAKENHAM VIC 3810

3 2 1

Sold Price **$580,000** Sold Date **30-Mar-23**

Distance **0.31km**

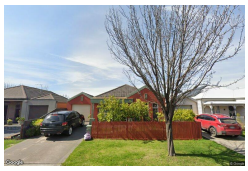


24 EVENTIDE RISE PAKENHAM VIC 3810

3 2 1

Sold Price **$615,000** Sold Date **04-Sep-23**

Distance **0.39km**



19 SARTON LINK PAKENHAM VIC 3810

3 2 1

Sold Price **$630,000** Sold Date **08-Mar-23**

Distance **0.58km**

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

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