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	2 LORRAINE 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	$420,000	&	$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$488,000	Property type	Unit	Suburb	Pakenham
Period-from	01 May 2024	to	30 Apr 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
8/37 KING STREET PAKENHAM VIC 3810	$430,000	16-Dec-24
4/57 KING STREET PAKENHAM VIC 3810	$440,000	16-Aug-24
12B KINGSTON AVENUE PAKENHAM VIC 3810	$455,000	29-Aug-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: 13 May 2025

Harcourts Pakenham

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8/37 KING STREET PAKENHAM VIC 3810

2 1 1

Sold Price **$430,000** Sold Date **16-Dec-24**

Distance **0.81km**



4/57 KING STREET PAKENHAM VIC 3810

2 1 1

Sold Price **$440,000** Sold Date **16-Aug-24**

Distance **0.85km**



12B KINGSTON AVENUE PAKENHAM VIC 3810

2 1 1

Sold Price **$455,000** Sold Date **29-Aug-24**

Distance **0.01km**

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

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