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 | 11 SCARLET 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 | $560,000 | & | $616,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $655,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Jan 2024 | to | 31 Dec 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 |
|---|---|---|
| 6 PAPERBARK DRIVE PAKENHAM VIC 3810 | $620,000 | 12-Aug-24 |
| 33 STRINGY BARK CIRCUIT PAKENHAM VIC 3810 | $585,000 | 22-Oct-24 |
| 19 CATHERINE PLACE PAKENHAM VIC 3810 | $610,000 | 10-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: 20 January 2025

Harcourts Pakenham

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**6 PAPERBARK DRIVE PAKENHAM VIC 3810**

3 1 1

Sold Price **$620,000** Sold Date **12-Aug-24**

Distance **0.39km**



**33 STRINGY BARK CIRCUIT PAKENHAM VIC 3810**

3 1 1

Sold Price **$585,000** Sold Date **22-Oct-24**

Distance **0.51km**



**19 CATHERINE PLACE PAKENHAM VIC 3810**

3 1 1

Sold Price **$610,000** Sold Date **10-Aug-24**

Distance **1.56km**

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

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