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	2/9 ACACIA 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	$550,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Other	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
2/7 HIGHVIEW COURT PAKENHAM VIC 3810	$605,000	18-Nov-24
1/22 PARMAN AVENUE PAKENHAM VIC 3810	$575,000	18-Nov-24
3 EDWARD CLOSE PAKENHAM VIC 3810	$575,000	05-Sep-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: 30 January 2025

Harcourts Pakenham

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2/7 HIGHVIEW COURT PAKENHAM VIC 3810 Sold Price **$605,000** Sold Date **18-Nov-24**

3 - - Distance **1.25km**



1/22 PARMAN AVENUE PAKENHAM VIC 3810 Sold Price RS **$575,000** Sold Date **18-Nov-24**

3 2 2 Distance **1.88km**



3 EDWARD CLOSE PAKENHAM VIC 3810 Sold Price **$575,000** Sold Date **05-Sep-24**

3 2 2 Distance **1.44km**

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

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