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	5 MALCOLM 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	House	Suburb	Pakenham
Period-from	01 Dec 2023	to	30 Nov 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
3 ANITA PLACE PAKENHAM VIC 3810	$600,000	11-Nov-24
47 PARMAN AVENUE PAKENHAM VIC 3810	$595,000	18-Oct-24
7 GARDENIA STREET PAKENHAM VIC 3810	$597,000	26-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: 13 December 2024

Harcourts Pakenham

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3 ANITA PLACE PAKENHAM VIC 3810

3 2 2

Sold Price RS **$600,000** UN

Sold Date **11-Nov-24**

Distance **0.36km**



47 PARMAN AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price RS **$595,000**

Sold Date **18-Oct-24**

Distance **0.53km**



7 GARDENIA STREET PAKENHAM VIC 3810

4 2 1

Sold Price **$597,000**

Sold Date **26-Sep-24**

Distance **0.81km**

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

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