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	7 TAHOE CIRCUIT 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	$660,000	&	$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Land	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
64 SUPERIOR WATERS PAKENHAM VIC 3810	$675,000	26-Nov-24
4 BENTLEY COURT PAKENHAM VIC 3810	$694,000	29-Nov-24
25 ASH CRESCENT PAKENHAM VIC 3810	$670,000	12-Oct-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: 03 December 2024

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64 SUPERIOR WATERS PAKENHAM VIC 3810

3 2 2

Sold Price RS $675,000 Sold Date 26-Nov-24

Distance 0.65km



4 BENTLEY COURT PAKENHAM VIC 3810

3 2 2

Sold Price RS $694,000 Sold Date 29-Nov-24

Distance 1.79km



25 ASH CRESCENT PAKENHAM VIC 3810

3 2 2

Sold Price $670,000 Sold Date 12-Oct-24

Distance 1.88km

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

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