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 | 2 REMBRANDT 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 | $560,000 | & | $610,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $657,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Apr 2024 | to | 31 Mar 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 |
|---|---|---|
| 16 NEWBURY STREET PAKENHAM VIC 3810 | $575,000 | 21-Feb-25 |
| 116 HENRY STREET PAKENHAM VIC 3810 | $575,000 | 16-Jan-25 |
| 29 STATION STREET PAKENHAM VIC 3810 | $600,000 | 21-Mar-25 |

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: 15 April 2025

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**16 NEWBURY STREET PAKENHAM VIC 3810**

3 2 1

Sold Price RS $575,000 Sold Date 21-Feb-25

Distance 1.98km



**116 HENRY STREET PAKENHAM VIC 3810**

3 2 2

Sold Price $575,000 Sold Date 16-Jan-25

Distance 1.98km



**29 STATION STREET PAKENHAM VIC 3810**

3 2 2

Sold Price RS $600,000 Sold Date 21-Mar-25

Distance 1.74km

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

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