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	9 WHIPBIRD 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	$700,000	&	$770,000

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
55 VICTORY DRIVE PAKENHAM VIC 3810	$754,500	12-Nov-24
11 BAVARIA LANE PAKENHAM VIC 3810	$746,000	22-Jan-25
5 ESKDALE COURT PAKENHAM VIC 3810	$770,000	10-Feb-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: 30 April 2025

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55 VICTORY DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price **$754,500** Sold Date **12-Nov-24**

Distance **0.13km**



11 BAVARIA LANE PAKENHAM VIC 3810

4 2 2

Sold Price **$746,000** Sold Date **22-Jan-25**

Distance **0.32km**



5 ESKDALE COURT PAKENHAM VIC 3810

4 2 2

Sold Price **$770,000** Sold Date **10-Feb-25**

Distance **0.77km**

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

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