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	6 HOLT PLACE 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	$610,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Pakenham
Period-from	01 May 2024	to	30 Apr 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
4 HOLT PLACE PAKENHAM VIC 3810	$668,000	20-Jan-25
16 JACQUELINE PLACE PAKENHAM VIC 3810	$645,000	13-Feb-25
18 PARAMOUNT WAY PAKENHAM VIC 3810	$650,000	04-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: 08 May 2025

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4 HOLT PLACE PAKENHAM VIC 3810

3 2 2

Sold Price **$668,000** Sold Date **20-Jan-25**

Distance **0.02km**



16 JACQUELINE PLACE PAKENHAM VIC 3810

3 2 2

Sold Price **$645,000** Sold Date **13-Feb-25**

Distance **1.47km**



18 PARAMOUNT WAY PAKENHAM VIC 3810

3 2 2

Sold Price **$650,000** Sold Date **04-Feb-25**

Distance **1.68km**

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

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