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 | 6 TIFFANY CLOSE 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 | $570,000 | & | $620,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $660,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Jun 2024 | to | 31 May 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 |
|---|---|---|
| 23 CAITLIN DRIVE PAKENHAM VIC 3810 | $602,000 | 28-Jan-25 |
| 20 KIMBERLEY GROVE PAKENHAM VIC 3810 | $588,000 | 12-Feb-25 |
| 4 MARQUIS COURT PAKENHAM VIC 3810 | $605,000 | 08-Jan-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: 16 June 2025

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**23 CAITLIN DRIVE PAKENHAM VIC 3810**

3 2 1

Sold Price **$602,000** Sold Date **28-Jan-25**

Distance **0.26km**



**20 KIMBERLEY GROVE PAKENHAM VIC 3810**

3 2 1

Sold Price **$588,000** Sold Date **12-Feb-25**

Distance **0.44km**



**4 MARQUIS COURT PAKENHAM VIC 3810**

3 2 2

Sold Price **$605,000** Sold Date **08-Jan-25**

Distance **0.66km**

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

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