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	46 SMETHURST AVENUE 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	$635,000	&	$698,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Pakenham
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
130A DUNCAN DRIVE PAKENHAM VIC 3810	$625,000	12-Feb-25
48 WAKENSHAW CRESCENT PAKENHAM VIC 3810	$647,000	26-Jun-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.

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130A DUNCAN DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price **$625,000** Sold Date **12-Feb-25**

Distance **0.58km**



48 WAKENSHAW CRESCENT PAKENHAM VIC 3810

4 2 2

Sold Price RS **$647,000** Sold Date **26-Jun-25**

Distance **0.59km**

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

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