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	3 LEICESTER SQUARE 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	$545,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Pakenham
Period-from	01 Apr 2023	to	31 Mar 2024	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
8 SPRING CIRCUIT PAKENHAM VIC 3810	$590,000	30-Nov-23
44 EDGEWARE CLOSE PAKENHAM VIC 3810	$587,500	26-Dec-23
4 MACALISTER PLACE PAKENHAM VIC 3810	$580,000	17-Jan-24

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: 04 April 2024

Harcourts Pakenham

Harcourts Pakenham
P 03 5941 1200
M 0416985958
E pakenham@harcourts.com.au



8 SPRING CIRCUIT PAKENHAM VIC 3810

3 2 1

Sold Price **$590,000** Sold Date **30-Nov-23**

Distance **0.32km**



44 EDGEWARE CLOSE PAKENHAM VIC 3810

3 2 2

Sold Price **$587,500** Sold Date **26-Dec-23**

Distance **0.33km**



4 MACALISTER PLACE PAKENHAM VIC 3810

3 1 1

Sold Price **$580,000** Sold Date **17-Jan-24**

Distance **0.4km**

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

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