

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 CREMIN DRIVE 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

\$2,550,000

&

\$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2023

to

31 Aug 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

7 LILLIPUT LANE PAKENHAM VIC 3810	\$2,825,000	03-Aug-24
75 LILLIPUT LANE PAKENHAM VIC 3810	\$2,900,000	19-Sep-23

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: 05 September 2024

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**7 LILLIPUT LANE PAKENHAM VIC
3810**

Sold Price

RS

\$2,825,000

Sold Date

03-Aug-24 4 3 4

Distance

1.24km**75 LILLIPUT LANE PAKENHAM VIC
3810**

Sold Price

\$2,900,000

Sold Date

19-Sep-23 4 3 8

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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