

## 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

14 SPINEBILL COURT PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 58 EDENBROOK CIRCUIT PAKENHAM VIC 3810 | \$719,000 | 10-Jul-23 |
| 9 WHIPBIRD COURT PAKENHAM VIC 3810     | \$709,000 | 27-May-23 |
| 9 EDENBROOK CIRCUIT PAKENHAM VIC 3810  | \$745,000 | 24-Mar-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: 13 September 2023



**58 EDENBROOK CIRCUIT  
PAKENHAM VIC 3810**

 4  2  2

Sold Price

<sup>RS</sup> **\$719,000** Sold Date **10-Jul-23**

Distance **0.17km**



**9 WHIPBIRD COURT PAKENHAM  
VIC 3810**

 4  2  2

Sold Price

**\$709,000** Sold Date **27-May-23**

Distance **0.27km**



**9 EDENBROOK CIRCUIT  
PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$745,000** Sold Date **24-Mar-23**

Distance **0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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