

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

2 SOLID 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 | \$300,000 | & | \$330,000 |
|--------------|--|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-----------|
| Median Price | \$637,000 | Property type | Land | Suburb | Pakenham |
| Period-from | 01 Jan 2023 | to | 31 Dec 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 |
|--------------------------------|-------|--------------|
| | | |
| | | |
| | | |

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: 25 January 2024