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

3/15 Pakenham Road 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	\$440,000	&	\$465,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$490,000) Property type House		House	Suburb	Pakenham	
Period-from	01 Sep 2018	to	31 Aug 2	2019	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
4A Penarie Place Pakenham VIC 3810	\$400,000	24-Mar-19
22 Breyleigh Drive Pakenham VIC 3810	\$455,000	08-Apr-19
27 Melissa Way Pakenham VIC 3810	\$460,000	14-Aug-18

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: 16 September 2019



Adam Carpenter

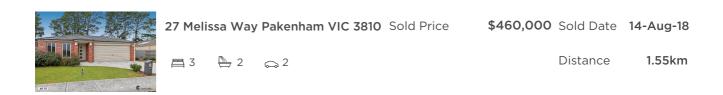
- P 457007118
- M 457007118
- E adam.carpenter@harcourts.com.au



	4A Pei 3810	narie Pla	ce Pakenham VIC	Sold Price	\$400,000	Sold Date	24-Mar-19
- Andrew Contraction of the second se	= 3	2	<u>ي</u> 2			Distance	1.48km



193	22 Breyleigh Drive Pakenham VIC 3810			Sold Price	\$455,000	Sold Date	08-Apr-19
H	₿3	2	⇔ ²			Distance	1.54km



RS = Recent sale UN = Undisclosed Sale

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