

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

8 Joseph Banks Drive Pakenham, 3810

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$599,000.00 & \$650,000.00

## Median sale price

Median price \$545,000.00 Property Type HOUSE Suburb PAKENHAM

Period - From 03-May-2020 to 03-May-2021 Source REA

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|--------------------------------|--------------|--------------|
| 1 | 10 Arbour Rise, Pakenham       | \$600,000.00 | 09-Dec-2020  |
| 2 | 8 Edmund Street, Pakenham      | \$608,000.00 | 28-Feb-2021  |
| 3 | 1 Cassinia Link, Pakenham      | \$656,000.00 | 22-Feb-2021  |

This statement of information was prepared on 10-Jun-2021 at 2:32:29 PM EST