

Ron Marshall

M 0432 201 002

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered t	for sale	)
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Address Including suburb and postcode	14 Ebony Drive Pakenham VIC 3810
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## 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 \$380,000 & \$410,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$515,000	*Hou	use X	*Unit		Suburb	Pakenham
Period-from	01 May 2018	to	30 Apr 2	019	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

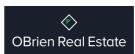
Address of comparable property	Price	Date of sale
18 Conrad Court Pakenham VIC 3810	\$410,000	23-Jan-19
12 Kara Court Pakenham VIC 3810	\$390,000	09-Feb-19
23 Yellow Gum Drive Pakenham VIC 3810	\$410,000	01-Mar-19

#### 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 six months.

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18 Conrad Court Pakenham VIC 3810

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₾ 1

Sold Price

\$410,000 Sold Date 23-Jan-19

Distance

0.52km



12 Kara Court Pakenham VIC 3810

 $\Leftrightarrow$  1

Sold Price

\$390,000 Sold Date 09-Feb-19

Distance

0.54km



23 Yellow Gum Drive Pakenham VIC Sold Price 3810

**\$410,000** Sold Date **01-Mar-19** 

**≡** 3

**=** 3

□ 3

Distance

1.17km

**RS** = Recent sale

UN = Undisclosed Sale

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