

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 or
locality and postcode

26 SIDNEY NOLAN PLACE 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 \$990,000 & \$1,089,000

Median sale price

Median price

\$645,000

Property type

House

Suburb

Pakenham

Period - From

01 Oct 2021

to

30 Sep 2022

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
14 WITHERS COURT PAKENHAM VIC 3810	\$1,061,000	15-Jul-22
63 WINNEKE WAY PAKENHAM VIC 3810	\$1,050,000	16-May-22
37 HENRY LAWSON DRIVE PAKENHAM VIC 3810	\$1,055,000	29-Sep-22

~~**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.~~

This Statement of Information was prepared on: 17/10/2022