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 CREMIN 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	Single Price		ge en	\$2,550,000	&	\$2,800,000			
Median sale price (*Delete house or unit as applicable)									
Median Price	\$651,500	Property type	House		Suburb	b Pakenham			
Period-from	01 Sep 2023	to 31 Aug 2	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	
7 LILLIPUT LANE PAKENHAM VIC 3810	\$2,825,000	03-Aug-24	
75 LILLIPUT LANE PAKENHAM VIC 3810	\$2,900,000	19-Sep-23	

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: 05 September 2024



consumer.vic.gov.au

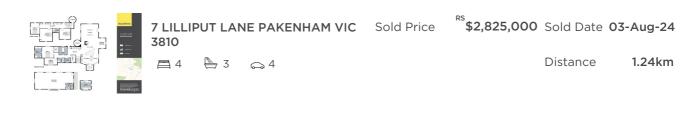


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	75 LILL 3810	IPUT LA	NE PAKENHAM VIC	Sold Price	\$2,900,000	Sold Date	19-Sep-23
State Rolling		3	⇔ ⁸			Distance	1.4km

RS = Recent sale UN = Undisclosed Sale

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