

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 7 Berkley Street, Pakenham, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$620,000 & \$682,000

Median sale price

Median price \$600,000 Property Type House Suburb Pakenham (3810)

Period - From 01/01/2021 to 31/12/2021 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
22 CLARENDON STREET, PAKENHAM VIC 3810	\$645,000	16/01/2022
23 CLARENDON STREET, PAKENHAM VIC 3810	\$685,000	21/10/2021
8 CREEKVIEW AVENUE, PAKENHAM VIC 3810	\$665,000	25/03/2022

This Statement of Information was prepared on: 30/03/2022