

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

8 SHEARERS COURT PAKENHAM 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 590,000 & \$645,000

Median sale price

Median price \$540,000 Property type House Suburb Pakenham 3810

Period - From 01/04/2020 to 28/04/2020 Source Realestate.com.au

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
1. 137 Webster way Pakenham VIC 3810	\$610,000	09/04/20
2. 8 Pioneers Crecent, Pakenham VIC	\$636,000	03/04/2020
3. 8 Grice Quadrant Pakenham VIC 3810	\$630,000	08/03/2020

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.~~

This Statement of Information was prepared on: 16/06/2020