# 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

20 Clearwater 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	or range between	\$500,000	&	\$550,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$500,000	Prop	erty type House		Suburb	Pakenham	
Period-from	01 Jun 2019	to	31 May 2020		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
4 Yarra Close Pakenham VIC 3810	\$530,000	11-Dec-19
63 The Circuit Pakenham VIC 3810	\$560,000	26-Mar-20
2 Howitt Place Pakenham VIC 3810	\$540,000	13-Mar-20

#### 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: 15 June 2020



consumer.vic.gov.au

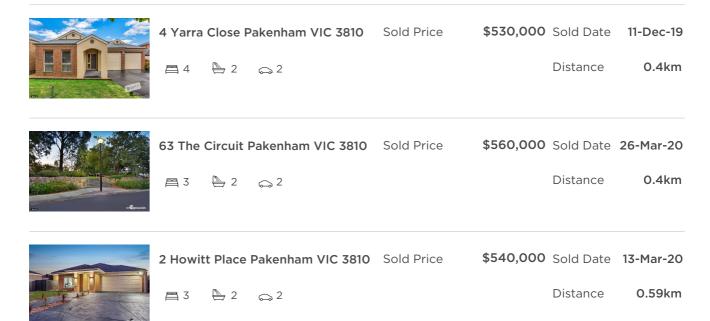
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RS = Recent sale UN = Undisclosed Sale

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