

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

80 HEIN ROAD 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

\$1,600,000

&

\$1,750,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

47 WATTERS ROAD OFFICER VIC 3809	\$2,150,000	20-Dec-21
122 SPLIT ROCK ROAD BEACONSFIELD UPPER VIC 3808	\$1,710,100	21-Aug-21
1 BRENNAN AVENUE BEACONSFIELD UPPER VIC 3808	\$1,612,000	22-Sep-21

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 February 2022



47 WATTERS ROAD OFFICER VIC 3809

Sold Price ^{RS} **\$2,150,000** ^{UN} Sold Date **20-Dec-21**

 4  3  2

Distance -

Private Inspections Available

All inspections are by appointment only. You MUST call the agent directly to arrange a private inspection at the advertised time to comply with our State government guidelines and density limits.

INSPECTION POLICY

- Bookings are essential. No booking, no entry
- You must wear the QR code before you enter the property
- Masks must be worn at all times. No mask, no entry
- Please keep a 1.5m distance between you and other people.

Our agents will provide hand sanitiser at every inspection and will follow the physical distancing rules to protect others.

We thank you for your cooperation.

BarryPlant
 Berwick | Pakenham | Dandenong

**122 SPLIT ROCK ROAD
BEACONSFIELD UPPER VIC 3808**

Sold Price **\$1,710,100** Sold Date **21-Aug-21**

 6  2  8

Distance -



**1 BRENNAN AVENUE
BEACONSFIELD UPPER VIC 3808**

Sold Price **\$1,612,000** Sold Date **22-Sep-21**

 4  3  10

Distance -

RS = Recent sale

UN = Undisclosed Sale

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