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

11/180 Henry 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	\$450,000	&	\$495,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$522,000	Property type House		Suburb	Pakenham	
Period-from	01 Mar 2020	to	28 Feb 20	21 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
10 Hedge Place Pakenham VIC 3810	\$440,000	25-Sep-20
5 Cyan Crescent Officer VIC 3809	\$470,000	23-Dec-20
13 Sandy Road Officer VIC 3809	\$550,000	08-Oct-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.

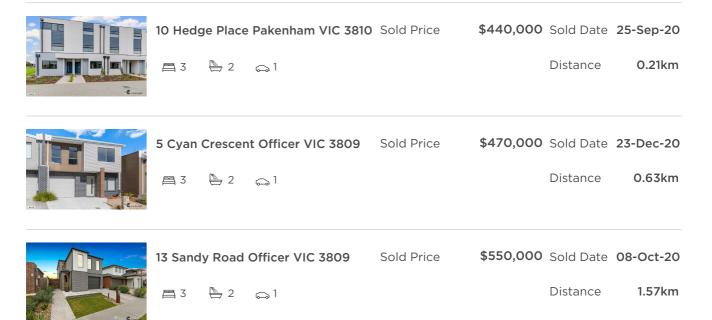
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consumer.vic.gov.au

Rod Capuano P 59 40 40 44 M 59 40 40 44

E pakenham@obrienrealestate.com.au



RS = Recent sale UN = Undisclosed Sale

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