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.

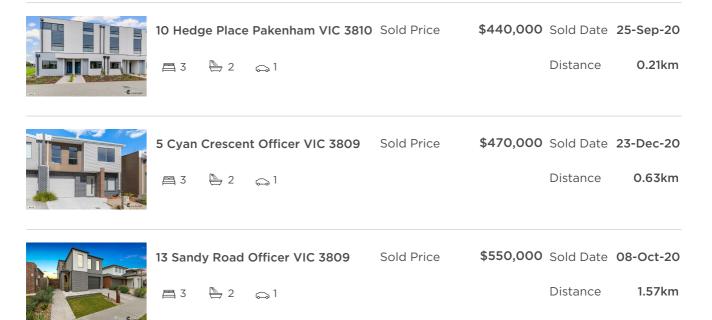
This Statement of Information was prepared on: 04 March 2021



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RS = Recent sale UN = Undisclosed Sale

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