## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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LOT 246 RYAN ROAD PAKENHAM VIC 3810					
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or range			gie price		
φ417,000	between	1		α	
plicable)					
\$640,000	Property type	Other		Suburb	Pakenham
01 Mar 2023	to 29 Feb 20	29 Feb 2024 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					
	\$417,000  \$417,000  plicable)  \$640,000  01 Mar 2023  cales (*Delete A	e see consumer.vic.gov.au/underquotin  \$417,000  or range betweer  plicable)  \$640,000  Property type  01 Mar 2023  to 29 Feb 20  cales (*Delete A or B below as approperties sold within two kilometres of the representative considers to be most	e see consumer.vic.gov.au/underquoting (*Delete sing \$417,000 or range between    plicable)  plicable)  plicable)  plicable of the property for the property for the representative considers to be most comparable to the property store the property for the proper	e see consumer.vic.gov.au/underquoting (*Delete single price \$417,000 or range between   plicable)  plicable)  plicable)  10 Mar 2023 to 29 Feb 2024 Source sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price sale in the property of the property	LOT 246 RYAN ROAD PAKENHAM VIC 3810  e see consumer.vic.gov.au/underquoting (*Delete single price or range a \$417,000 or range between & \$417,000 Property type Other Suburb 01 Mar 2023 to 29 Feb 2024 Source  ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 tt's representative considers to be most comparable to the property for s

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: 21 March 2024



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