

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 10 Harness Place, Pakenham 3810, VIC

Including suburb or
locality and postcode

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 \$700000 & \$770000

Median sale price

Median price \$570,000 Property Type House Suburb or Locality Pakenham

Period - From December 1 2021 to March 30 2022 Source RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--------------------------------------|-----------|--------------|
| 1 13 HARNESS PLACE PAKENHAM VIC 3810 | \$700,000 | 9/12/2021 |
| 2 1 FINTON COURT PAKENHAM VIC 3810 | \$715,000 | 28/2/2022 |
| 3 16 KELLY COURT PAKENHAM VIC 3810 | \$715,000 | 12/1/2022 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25/3/2022