

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 21 Renoir Avenue, Pakenham, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$710,000

Median sale price

Median price \$665,000 Property Type House Suburb Pakenham (3810)

Period - From 28/02/2022 to 29/04/2022 Source REA

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
114 SANDALWOOD DRIVE, PAKENHAM VIC 3810	\$720,000	27/01/2022
6 RAMEL WAY, PAKENHAM VIC 3810	\$690,000	24/01/2022

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 six months.

This Statement of Information was prepared on: 08/04/2022