

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 3 Pommel Street Pakenham 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$400,000 & \$440,000

Median sale price

Median price \$505,000 Property type House Suburb Pakenham

Period - From 01/08/2019 to 02/07/2020 Source Realestate.com.au

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 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
5 Acre Court Pakenham VIC 3810	\$440,000	11/04/2020
17 Young Street Pakenham VIC 3810	\$430,000	06/07/2020
22B Ahern Road Pakenham VIC 3810	\$412,000	27/01/2020

This Statement of Information was prepared on:

13/07/2020

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