Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sal | le | | | | | | |
|--|-------------------------------------|-----------------------|--------------------|-----------------|---------------|--|--|
| Address Including suburb and postcode | 255 PAKENHAM ROAD PAKENHAM VIC 3810 | | | | | | |
| Indicative selling price For the meaning of this price | e see consumer.vid | c.gov.au/underquoting | (*Delete single pr | ice or range as | applicable) | | |
| Single Price | EOI | or range between | | & | | | |
| Median sale price (*Delete house or unit as ap | plicable) | | | | | | |
| Median Price | \$640,000 | Property type | House | Suburb | Pakenham | | |
| Period-from | 01 Apr 2023 | to 31 Mar 202 | 24 Source | e (| Corelogic | | |

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

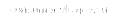
A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale | |
|------------------------------------|-------------|--------------|--|
| 75 LILLIPUT LANE PAKENHAM VIC 3810 | \$2,900,000 | 19-Sep-23 | |
| 57 LILLIPUT LANE PAKENHAM VIC 3810 | \$2,550,000 | 30-Jan-24 | |
| 2 RYAN ROAD PAKENHAM VIC 3810 | \$2,727,000 | 09-Apr-23 | |

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 April 2024





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