

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

9 Rundell Way Pakenham VIC 3810

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

\$575,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|---------------------------------------|-----------|-----------|
| 67 Meeking Drive Pakenham VIC 3810 | \$566,000 | 19-Oct-21 |
| 7 Greaves Court Pakenham VIC 3810 | \$578,000 | 08-Oct-21 |
| 10 Smethurst Avenue Pakenham VIC 3810 | \$590,500 | 26-Oct-21 |

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: 27 October 2021