

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Radiata Circuit Pakenham, 3810
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Indicative selling price

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

Single price	\$618,000
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Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	PAKENHAM
Period - From	31-Jan-2022	to	30-Jan-2023	Source	realestate.com.au

Comparable property sales

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
1	10 Victory Dve, Pakenham	\$620,000	14-Feb-2023
2	7 Greaves Crt, Pakenham	\$638,000	02-Feb-2023
3	7 Ashton Plc, Pakenham	\$650,000	30-Jan-2023

This statement of information was prepared on 21-Feb-2023 at 10:16:44 AM EST