Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 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 \$660,000 & \$726,000 Median sale price (*Delete house or unit as applicable) Median Price \$655,000 Property type House Suburb Pakenham Period-from 01 Dec 2023 to 30 Nov 2024 Source Corelogic	Property offered for sale							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$660,000 & \$726,000 Median sale price (*Delete house or unit as applicable) Median Price \$655,000 Property type House Suburb Pakenham Period-from 01 Dec 2023 to 30 Nov 2024 Source Corelogic	Including suburb and	4 DRYSDALE STREET PAKENHAM VIC 3810						
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(*Delete house or unit as applicable) Median Price \$655,000 Property type House Suburb Pakenham Period-from 01 Dec 2023 to 30 Nov 2024 Source Corelogic	Single Price			3 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	000	&	\$726,000	
Period-from 01 Dec 2023 to 30 Nov 2024 Source Corelogic	•	plicable)						
	Median Price	\$655,000	Property type House		Si	uburb	Pakenham	
Commonable man articales (*Palete A as P below as applicable)	Period-from	01 Dec 2023	to 30 Nov	2024 S	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	A* These are the three periods estate agent or agent	the prope	erty for sale	2.				
OR								

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: 12 December 2024



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