

## 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	34 Lucerne Circuit, Pakenham Vic 3810
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$850,000

### Median sale price

Median price	\$651,000	Property Type	House	Suburb	Pakenham
Period - From	01/01/2022	to	31/03/2022	Source	REIV

### 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
1	7 Sunset Cr PAKENHAM 3810	\$840,000	12/06/2022
2	6 Highgrove Dr PAKENHAM 3810	\$825,000	13/03/2022
3	5 Port St PAKENHAM 3810	\$780,000	24/02/2022

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 six months.

This Statement of Information was prepared on: 11/07/2022 12:08