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

38 Meaby Drive 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	\$420,000	&	\$462,000
5g.6 :65	between	Ψ .=0,000		4 10=,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$335,000	Prope	erty type	type Land		Suburb	Pakenham
Period-from	01 Jun 2020	to	31 May 2	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
22 Johnsons Place Pakenham VIC 3810	\$420,000	07-Jun-21
15 Pakenham Road Pakenham VIC 3810	\$440,000	30-Mar-21
204A Toomuc Valley Road Pakenham VIC 3810	\$455,000	03-Mar-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: 28 June 2021





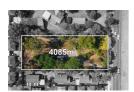
Angelia Williams P 0359411977 M 0423567703 E awilliams@barryplant.com.au



22 Johnsons Place Pakenham VIC Sold Price RS \$420,000 Sold Date 07-Jun-21

Distance

0.1km



15 Pakenham Road Pakenham VIC 3810

Sold Price

RS **\$440,000** Sold Date **30-Mar-21**

= 3

\$ 1

Distance

1.41km



204A Toomuc Valley Road Pakenham VIC 3810

₽ 2

Sold Price

\$455,000 Sold Date 03-Mar-21

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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