

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	9 Albany Crescent Pakenham, 3810
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### Indicative selling price

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

Range between	\$540,000 & \$590,000
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### Median sale price

Median price	\$650,000	Property Type	HOUSE	Suburb	PAKENHAM
Period - From	01-Nov-2021	to	31-Oct-2022	Source	Core Logic

### 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	50 ALGERD WAY PAKENHAM VIC 3810	\$570,000	26-Jul-2022
2	30 MAYWOOD STREET PAKENHAM VIC 3810	\$580,000	01-Aug-2022
3	63 FALLINGWATER DRIVE PAKENHAM VIC 3810	\$552,500	12-Sep-2022

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