

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 or
locality and postcode

5 Bailey Place 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 \$825,000 & \$907,500

Median sale price

Median price \$ 610,000 Property type House Suburb Pakenham

Period - From 01 May 2021 to 30 Apr 2022 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

23 SPRING CIRCUIT PAKENHAM VIC 3810	\$900,000	29-Mar-22
19 SPRING CIRCUIT PAKENHAM VIC 3810	\$870,000	30-Mar-22
13 CLEARWATER DRIVE PAKENHAM VIC 3810	\$900,000	08-Mar-22

~~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: 21 May 2022