Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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11 SOLID DRIVE PAKENHAM VIC 3810						
e see consumer.vi	c.gov.au	ı/underquoting (*	Delete single	e price	e or range a	is applicable)
		or range between	3 3090100		&	\$750,000
plicable)						
\$405,000	Property type L		Land		Suburb	Pakenham
01 Oct 2023	to	o 30 Sep 2024 So		urce	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						
	11 SOLID DRI e see consumer.via plicable) \$405,000 01 Oct 2023 cales (*Delete A	e see consumer.vic.gov.au pplicable) \$405,000 Prop 01 Oct 2023 to cales (*Delete A or B be properties sold within two of the representative consider	e see consumer.vic.gov.au/underquoting (* or range between plicable) \$405,000 Property type 01 Oct 2023 to 30 Sep 2024 cales (*Delete A or B below as applied properties sold within two kilometres of the out's representative considers to be most corespondent.	e see consumer.vic.gov.au/underquoting (*Delete single or range between \$690,00 plicable) Plicable 11 SOLID DRIVE PAKENHAM VIC 3810 Property type \$690,00 property type	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$690,000 pplicable) \$405,000 Property type Land 01 Oct 2023 to 30 Sep 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the property to the property for sale in the representative considers to be most comparable to the property for sale in the property for sale i	e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$690,000 & plicable) \$405,000 Property type Land Suburb 01 Oct 2023 to 30 Sep 2024 Source cales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 th's representative considers to be most comparable to the property for sales.

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: 15 August 2024



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