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

8/1-5 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	\$370,000	&	\$405,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$391,000	Prop	erty type Unit		Suburb	Pakenham	
Period-from	01 Jan 2020	to	31 Dec 2	2020	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
9/98 Ahern Road Pakenham VIC 3810	\$395,000	22-Aug-20
8/76 Murphy Road Pakenham VIC 3810	\$400,000	12-Nov-20
5 Creekton Close Pakenham VIC 3810	\$403,000	15-Jan-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: 19 January 2021





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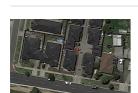
9/98 Ahern Road Pakenham VIC 3810

Sold Price

\$395,000 Sold Date 22-Aug-20

Distance

0.06km



8/76 Murphy Road Pakenham VIC 3810

\$ 2

Sold Price

\$400,000 Sold Date 12-Nov-20

Distance

1.21km



5 Creekton Close Pakenham VIC 3810

Sold Price

*\$403,000 Sold Date

15-Jan-21

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Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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