

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 49 (L1514) Elwood Avenue, Pakenham, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$693,000

Median sale price

Median price \$640,000 Property Type House Suburb Pakenham (3810)

Period - From 27/10/2021 to 24/11/2021 Source REA

Comparable property sales

A 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
5 JAZZ COURT, PAKENHAM VIC 3810	\$737,000	01/11/2021
102 WEBSTER WAY, PAKENHAM VIC 3810	\$672,500	30/06/2021
10 ELWOOD AVENUE, PAKENHAM VIC 3810	\$716,000	17/05/2021

This Statement of Information was prepared on: 24/11/2021