

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Lucerne Circuit Pakenham, 3810
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Indicative selling price

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

Range between	\$680,000 & \$700,000
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Median sale price

Median price	\$657,500	Property Type	HOUSE	Suburb	PAKENHAM
Period - From	01-Jan-2022	to	31-Dec-2022	Source	Corelogic

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	77 LEIGH DRIVE PAKENHAM VIC 3810	\$740,000	02-Sep-2022
2	5 CHELAN COURT PAKENHAM VIC 3810	\$712,000	26-Oct-2022
3	12 YELLOW GUM DRIVE PAKENHAM VIC 3810	\$712,000	23-Jan-2023

This statement of information was prepared on 09-May-2023 at 8:35:05 AM EST