

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

104 Shearwater Drive Pakenham, 3810

Indicative selling price

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

Range between \$690,000.00 & \$725,000.00

Median sale price

Median price \$600,000.00 Property Type HOUSE Suburb PAKENHAM

Period - From 07-Jan-2021 to 06-Jan-2022 Source REA

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	1 Embling Street, Pakenham	\$731,500.00	11-Jan-2022
2	17 Charlotte Pass, Pakenham	\$765,000.00	05-Oct-2021
3	15 Cockatoo Road, Pakenham	\$745,000.00	29-Oct-2021

This statement of information was prepared on 22-Feb-2022 at 10:20:40 AM EST