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

40 Thomas Place 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	\$460,000	&	\$506,000				
Median sale price								

(*Delete house or unit as applicable)

Median Price	\$498,000	Prop	erty type		House	Suburb	Pakenham
Period-from	01 Apr 2019	to	31 Mar 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
49 Storey Drive Pakenham VIC 3810	\$495,000	01-Jul-19
55 Storey Drive Pakenham VIC 3810	\$483,500	07-Sep-19
14 Storey Drive Pakenham VIC 3810	\$482,000	21-Aug-19

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: 16 April 2020



consumer.vic.gov.au



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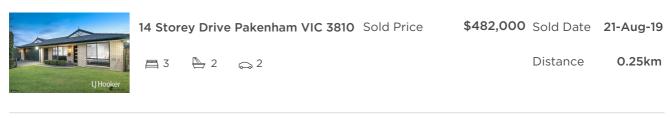


49 Storey Drive Pakenham VIC 3810			Sold Price	\$495,000	Sold Date	01-Jul-19
昌 3	2 🚔	<u></u> , 2			Distance	0.09km



 55 Storey Drive Pakenham VIC 3810 Sold Price
 \$483,500 Sold Date
 07-Sep-19

 □ 3 □ 2 □ 2
 □ 14km





26 Park Boulevard Pakenham VIC 3810			Sold Price	\$535,000	Sold Date	13-Oct-19
	2	⇔ 2			Distance	0.38km

RS = Recent sale UN = Undisclosed Sale

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