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

14 Sheffield Close 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	\$581,000	&	\$616,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$515,000	Property type		House		Suburb	Pakenham
Period-from	01 Jan 2020	to	31 Dec 202	20	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	
53 Eagle Drive Pakenham VIC 3810	\$605,000	19-Jan-20	
17 Highland Drive Pakenham VIC 3810	\$600,000	22-Jun-20	
22 Oaklands Way Pakenham VIC 3810	\$585,000	04-Feb-20	

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: 13 January 2021

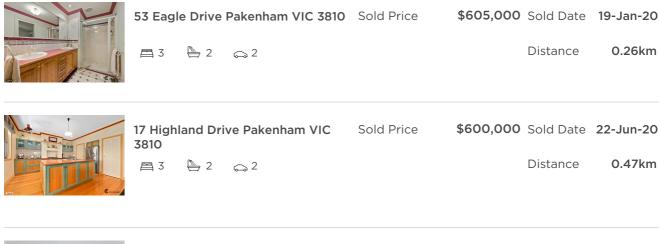


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22 Oak 3810	lands W	ay Pakenham VIC	Sold Price	\$585,000	Sold Date	04-Feb-20
昌 3	2	ç 2			Distance	1.67km

RS = Recent sale UN = Undisclosed Sale

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