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

48 Highland Drive Pakenham VIC 3810

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$670,000	&	\$737,000
n sale price e house or unit as applicable)				

Median Price	\$510,000	Property type		House		Suburb	Pakenham
Period-from	01 Oct 2019	to	30 Sep 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	
7 Hawk Avenue Pakenham VIC 3810	\$685,000	12-Aug-20	
25 Cassowary Avenue Pakenham VIC 3810	\$720,000	05-Jun-20	
16 Abrehart Road Pakenham VIC 3810	\$685,000	21-Sep-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: 06 October 2020

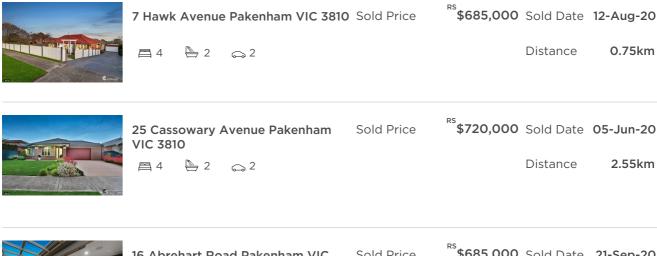


consumer.vic.gov.au



Matthew Ketteringham P 59 411 977 M 0412 930 177

E mketteringham@barryplant.com.au



1	16 Abrehart Road Pakenham VIC 3810 □ 4 □ 2 □ 2			Sold Price	^{RS} \$685,000	Sold Date	21-Sep-20
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RS = Recent sale UN = Undisclosed Sale

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