

# 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 70 Tipperary Circuit, Pakenham, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$610,000 & \$670,000

### Median sale price

Median price \$625,000 Property Type House Suburb Pakenham (3810)

Period - From 28/07/2021 to 07/09/2021 Source REA

### Comparable property sales

A 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
19 KOSTA BODA BOULEVARD, PAKENHAM VIC 3810	\$645,000	12/06/2021
3 ELFIN WAY, PAKENHAM VIC 3810	\$645,000	10/08/2021
13 IRVING ROAD, PAKENHAM VIC 3810	\$708,000	04/06/2021

This Statement of Information was prepared on: 07/09/2021