

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	15 Hound Court, Pakenham Vic 3810
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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	\$630,000	&	\$685,000
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Median sale price

Median price	\$695,750 (4 Beds)	Property type	House	Suburb	Pakenham
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Period - From	Feb 2023	to	Jan 2024	Source	https://www.realestate.com.au/vic/pakenham-3810
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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 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
• 20 Mammoth Court, Pakenham Vic 3810	\$665,000	10/01/2024
• 111 Sundance Promenade, Pakenham Vic 3810	\$687,000	22/11/2023
• 14 Talbot Drive Pakenham VIC 3810	\$653,000	17/11/2023

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 six months.~~

This Statement of Information was prepared on:	16/02/2024
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