

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	4 Hedge Place, Pakenham, VIC-3810
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	\$480,000	&	\$520,000
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Median sale price

Median price	\$500,736	Property type	Unit	Suburb	Pakenham
Period - From	Mar 2024	to	Mar 2024	Source	RP Data – Core Logic

Comparable property sales

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
1. 10 Hedge Place, Pakenham, VIC-3810	\$510,000	24/05/24
2. 12 Hedge Place, Pakenham, VIC-3810	\$535,000	04/03/24
3. Unit 7, 180 Henry Road, Pakenham, VIC-3810	\$547,000	24/05/24

This Statement of Information was prepared on: 16/06/24