

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

79 Park Orchard Drive Pakenham, 3810

Indicative selling price

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

Range between \$485,000.00 & \$530,000.00

Median sale price

Median price \$490,000.00 Property Type HOUSE - 3 BEDROOM Suburb PAKENHAM

Period - From 12-Mar-2020 to 11-Mar-2021 Source REA

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	6 Ash Crescent, Pakenham, Vic 3810	\$525,000.00	01-Mar-2021
2	6 Orchard Valley Avenue, Pakenham, Vic 3810	\$512,500.00	04-Mar-2021
3	5 Orchard Valley Avenue, Pakenham, Vic 3810	\$520,000.00	15-Mar-2021

This statement of information was prepared on 18-May-2021 at 1:37:08 PM EST