Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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94 SANDALWOOD DRIVE PAKENHAM VIC 3810						
e see consumer.vi	c.gov.aı	ı/underquoting (Delete singl	e price	e or range a	s applicable)
		or range between \$600		00,000 &		\$660,000
plicable)						
\$657,000	Property type Hou		House		Suburb	Pakenham
01 Apr 2024	to	to 31 Mar 2025 So		ource	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						
	plicable) \$657,000 01 Apr 2024 ales (*Delete Aproperties sold wit t's representative delete)	94 SANDALWOOD D e see consumer.vic.gov.au plicable) \$657,000 Prop 01 Apr 2024 to ales (*Delete A or B to properties sold within two- t's representative conside	94 SANDALWOOD DRIVE PAKENH e see consumer.vic.gov.au/underquoting (* or range between plicable) \$657,000 Property type 01 Apr 2024 to 31 Mar 2025 ales (*Delete A or B below as apple properties sold within two kilometres of the t's representative considers to be most continuous continuous properties.	94 SANDALWOOD DRIVE PAKENHAM VIC 38 e see consumer.vic.gov.au/underquoting (*Delete single or range between \$600,00 plicable) \$657,000 Property type House 01 Apr 2024 to 31 Mar 2025 Solution and the properties sold within two kilometres of the property for t's representative considers to be most comparable to	94 SANDALWOOD DRIVE PAKENHAM VIC 3810 e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$600,000 plicable) Property type House 01 Apr 2024 to 31 Mar 2025 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property of the property to the property of	94 SANDALWOOD DRIVE PAKENHAM VIC 3810 e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$600,000 & plicable) \$657,000 Property type House Suburb 01 Apr 2024 to 31 Mar 2025 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6-tt's representative considers to be most comparable to the property for sale

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: 15 April 2025



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