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	44A JOHN STREET PAKENHAM VIC 3810

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	$595,000	&	$654,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$658,000	Property type	House	Suburb	Pakenham
Period-from	01 Mar 2022	to	28 Feb 2023	Source	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
37 KIMBERLEY GROVE PAKENHAM VIC 3810	$625,000	21-Feb-23
41 STANHOPE PLACE PAKENHAM VIC 3810	$595,000	06-Mar-23
8 SAMCHELLE PLACE PAKENHAM VIC 3810	$600,000	17-Jan-23

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 6 months.~~

This Statement of Information was prepared on: 22 March 2023

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37 KIMBERLEY GROVE PAKENHAM VIC 3810

3 2 2

Sold Price RS $625,000 Sold Date 21-Feb-23

Distance 1.45km



41 STANHOPE PLACE PAKENHAM VIC 3810

3 2 2

Sold Price RS $595,000 Sold Date 06-Mar-23

Distance 0.66km



8 SAMCHELLE PLACE PAKENHAM VIC 3810

3 2 2

Sold Price RS $600,000 Sold Date 17-Jan-23

Distance 1.73km

RS = Recent sale **UN** = Undisclosed Sale

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