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 GRETA COURT 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Pakenham
Period-from	01 Jul 2021	to	30 Jun 2022	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
5 BAMBI PLACE PAKENHAM VIC 3810	$659,000	09-May-22
10 JOHNSONS PLACE PAKENHAM VIC 3810	$642,500	12-May-22
13 TEMPLETON CRESCENT PAKENHAM VIC 3810	$638,000	19-May-22

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: 11 July 2022

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5 BAMBI PLACE PAKENHAM VIC 3810

3 2 2

Sold Price RS **$659,000** Sold Date **09-May-22**

Distance **0.67km**



10 JOHNSONS PLACE PAKENHAM VIC 3810

3 2 2

Sold Price RS **$642,500** Sold Date **12-May-22**

Distance **0.8km**



13 TEMPLETON CRESCENT PAKENHAM VIC 3810

3 2 2

Sold Price RS **$638,000** Sold Date **19-May-22**

Distance **1.25km**

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

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