Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 RED GUM CIRCUIT 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	$640,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$597,500	Property type	House	Suburb	Pakenham
Period-from	01 Jun 2021	to	31 May 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 AZALEA AVENUE PAKENHAM VIC 3810	668000	24-May-22
83 SANDALWOOD DRIVE PAKENHAM VIC 3810	657000	22-Dec-21
4 OSPREY COURT PAKENHAM VIC 3810	649100	05-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 June 2022

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9 AZALEA AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price RS 668000 Sold Date 24-May-22

Distance 0.29km



83 SANDALWOOD DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price 657000 Sold Date 22-Dec-21

Distance 0.16km



4 OSPREY COURT PAKENHAM VIC 3810

3 2 2

Sold Price 649100 Sold Date 05-Jan-22

Distance 0.13km

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

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