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	8 KARA 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	$500,000	&	$550,000

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
2 MARQUIS COURT PAKENHAM VIC 3810	$551,000	08-Mar-22
4 ROSSI CLOSE PAKENHAM VIC 3810	$540,000	29-Mar-22
29 MARIA CRESCENT PAKENHAM VIC 3810	$545,000	02-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: 07 July 2022

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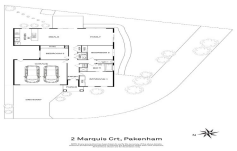

2 MARQUIS COURT PAKENHAM VIC 3810

3 1 2

Sold Price **$551,000** Sold Date **08-Mar-22**

Distance **-**



4 ROSSI CLOSE PAKENHAM VIC 3810

3 1 2

Sold Price **$540,000** Sold Date **29-Mar-22**

Distance **-**



29 MARIA CRESCENT PAKENHAM VIC 3810

3 1 2

Sold Price **$545,000** Sold Date **02-May-22**

Distance **1.31km**

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

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