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	9 CLEARWATER DRIVE 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	$980,000	&	$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	House	Suburb	Pakenham
Period-from	01 May 2021	to	30 Apr 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
1 KERR CLOSE PAKENHAM VIC 3810	$1,070,000	16-Dec-21
25 CORMORANT PARADE PAKENHAM VIC 3810	$1,045,000	13-Apr-22
3 BOOTH PLACE PAKENHAM VIC 3810	$1,030,000	23-Mar-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.~~

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Harcourts
Stuart Sheppard
P 03 59411200
M 0422106084
E stuart.sheppard@harcourts.com.au

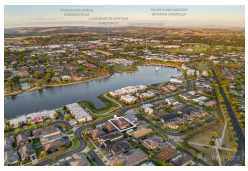


1 KERR CLOSE PAKENHAM VIC 3810

5 2 5

Sold Price **$1,070,000** Sold Date **16-Dec-21**

Distance **-**



25 CORMORANT PARADE PAKENHAM VIC 3810

4 3 2

Sold Price RS **$1,045,000** Sold Date **13-Apr-22**

Distance **0.38km**



3 BOOTH PLACE PAKENHAM VIC 3810

4 2 3

Sold Price RS **$1,030,000** Sold Date **23-Mar-22**

Distance **1.63km**

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

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