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	5/13 REDCHERRY 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	$395,000	&	$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Mar 2021	to	28 Feb 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
1/6 OSBORN GROVE PAKENHAM VIC 3810	$430,000	21-Feb-22
19/18-20 BEN DRIVE PAKENHAM VIC 3810	$425,000	22-Sep-21
12/21-31 PARMAN AVENUE PAKENHAM VIC 3810	$435,000	19-Oct-21

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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1/6 OSBORN GROVE PAKENHAM VIC 3810 2 1 1	Sold Price	RS **$430,000**	Sold Date	**21-Feb-22**
			Distance	**0.41km**
19/18-20 BEN DRIVE PAKENHAM VIC 3810 2 1 1	Sold Price	**$425,000**	Sold Date	**22-Sep-21**
			Distance	**1.03km**
12/21-31 PARMAN AVENUE PAKENHAM VIC 3810 2 1 1	Sold Price	**$435,000**	Sold Date	**19-Oct-21**
			Distance	**1.8km**

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

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