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	3 Joy Mews 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	$570,000	&	$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	House	Suburb	Pakenham
Period-from	01 Feb 2021	to	31 Jan 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
4 Alison Close Pakenham VIC 3810	$620,000	08-Oct-21
40 Osborn Grove Pakenham VIC 3810	$610,100	28-Sep-21
7 Greaves Court Pakenham VIC 3810	$578,000	09-Sep-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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4 Alison Close Pakenham VIC 3810

3 2 2

Sold Price **$620,000** Sold Date **08-Oct-21**

Distance **0.05km**



40 Osborn Grove Pakenham VIC 3810

3 2 2

Sold Price **$610,100** Sold Date **28-Sep-21**

Distance **1.91km**



7 Greaves Court Pakenham VIC 3810

3 2 2

Sold Price **$578,000** Sold Date **09-Sep-21**

Distance **0.51km**

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

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