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	1 Cowen Close 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$573,500	Property type	House	Suburb	Pakenham
Period-from	01 Nov 2020	to	31 Oct 2021	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
7 Dugan Court Pakenham VIC 3810	$885,000	07-Oct-21
16 Winneke Way Pakenham VIC 3810	$835,000	06-May-21
36 Banjo Paterson Drive Pakenham VIC 3810	$850,000	16-Jun-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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7 Dugan Court Pakenham VIC 3810

4 2 2

Sold Price RS **$885,000** Sold Date **07-Oct-21**

Distance **0.09km**



16 Winneke Way Pakenham VIC 3810

4 2 2

Sold Price **$835,000** Sold Date **06-May-21**

Distance **0.48km**



36 Banjo Paterson Drive Pakenham VIC 3810

4 2 2

Sold Price **$850,000** Sold Date **16-Jun-21**

Distance **0.67km**

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

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