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	6 Argyle 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	$730,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$536,500	Property type	House	Suburb	Pakenham
Period-from	01 May 2020	to	30 Apr 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
3 Ayr Court Pakenham VIC 3810	$768,000	30-Mar-21
5 Hawk Avenue Pakenham VIC 3810	$740,000	07-May-21
29 Eagle Drive Pakenham VIC 3810	$730,000	15-Mar-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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3 Ayr Court Pakenham VIC 3810 Sold Price RS **$768,000** Sold Date **30-Mar-21**

4 3 2 Distance **0.15km**



5 Hawk Avenue Pakenham VIC 3810 Sold Price RS **$740,000** Sold Date **07-May-21**

4 2 2 Distance **0.54km**



29 Eagle Drive Pakenham VIC 3810 Sold Price RS **$730,000** Sold Date **15-Mar-21**

3 2 5 Distance **0.59km**

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

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