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	35 Thwaites Road 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$527,750	Property type	House	Suburb	Pakenham
Period-from	01 Apr 2020	to	31 Mar 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
4 Shetland Court Pakenham VIC 3810	$505,000	02-Apr-21
17 Cascade Way Pakenham VIC 3810	$500,000	25-Feb-21
9 Rossi Close Pakenham VIC 3810	$515,000	01-Apr-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.~~

This Statement of Information was prepared on: 09 April 2021

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4 Shetland Court Pakenham VIC 3810

3 2 2

Sold Price RS $505,000 Sold Date 02-Apr-21

Distance 0.52km



17 Cascade Way Pakenham VIC 3810

3 2 2

Sold Price $500,000 Sold Date 25-Feb-21

Distance 0.59km



9 Rossi Close Pakenham VIC 3810

3 2 2

Sold Price RS $515,000 Sold Date 01-Apr-21

Distance 1.41km

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

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