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	7 Bridle Place 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	$580,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	House	Suburb	Pakenham
Period-from	01 Dec 2019	to	30 Nov 2020	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
6 Thwaites Road Pakenham VIC 3810	$580,000	18-Jun-20

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: 30 December 2020

Harcourts
Stuart Sheppard
M 0422106084
E stuart.sheppard@harcourts.com.au



6 Thwaites Road Pakenham VIC 3810

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Sold Price **$580,000** Sold Date **18-Jun-20**

Distance **1.75km**

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

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