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	8/76 Murphy 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	$380,000	&	$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$381,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Oct 2019	to	30 Sep 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
1/12 Renlik Court Pakenham VIC 3810	$400,000	06-Feb-20
2/3 Thwaites Road Pakenham VIC 3810	$397,000	08-Jul-20
2/64 Ahern Road Pakenham VIC 3810	$400,000	12-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.~~

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1/12 Renlik Court Pakenham VIC 3810

3 1 2

Sold Price **$400,000** Sold Date **06-Feb-20**

Distance **0.15km**



2/3 Thwaites Road Pakenham VIC 3810

3 2 2

Sold Price **$397,000** Sold Date **08-Jul-20**

Distance **1.17km**



2/64 Ahern Road Pakenham VIC 3810

3 2 1

Sold Price **$400,000** Sold Date **12-Jun-20**

Distance **1.18km**

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

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