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 Savage Street 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	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	House	Suburb	Pakenham
Period-from	01 Nov 2019	to	31 Oct 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
8 Rosalie Court Pakenham VIC 3810	$455,000	14-Aug-19
25 Grice Quadrant Pakenham VIC 3810	$460,000	19-Oct-19
17 Grice Quadrant Pakenham VIC 3810	$450,000	06-Sep-19

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 November 2020

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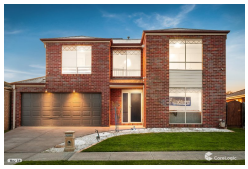
8 Rosalie Court Pakenham VIC 3810 Sold Price **$455,000** Sold Date **14-Aug-19**

3 1 1 Distance **0.21km**



25 Grice Quadrant Pakenham VIC 3810 Sold Price **$460,000** Sold Date **19-Oct-19**

3 1 2 Distance **0.33km**



17 Grice Quadrant Pakenham VIC 3810 Sold Price **$450,000** Sold Date **06-Sep-19**

3 1 2 Distance **0.38km**

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

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