Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Irving Road Pakenham, 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$550,000 & $605,000

Median sale price

Median price	$650,000	Property Type	HOUSE	Suburb	PAKENHAM
Period - From	01-Apr-2023	to	31-Mar-2024	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	19 Damien Court, Pakenham	$620,000	13-Dec-2023
2	4 Maria Crescent, Pakenham	$602,000	13-Apr-2024
3	24 Gardenia Street, Pakenham	$645,000	22-May-2024

This statement of information was prepared on 22-Jun-2024 at 11:12:22 AM EST