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 Clarendon Street Pakenham, 3810

Indicative selling price

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

Range between $595,000.00 & $654,000.00

Median sale price

Median price $575,000.00 Property Type HOUSE Suburb PAKENHAM

Period - From 01-Dec-2020 to 30-Nov-2021 Source Core Logic

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	11 Clarendon Street Pakenham VIC 3810	$650,000.00	30-Aug-2021
2	16 Clarendon Street Pakenham VIC 3810	$638,000.00	17-Jun-2021
3	4 Belmont Crescent Pakenham VIC 3810	$641,500.00	21-Sep-2021

This statement of information was prepared on 03-Feb-2022 at 11:18:55 AM EST