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	1 Hedge Place Pakenham, 3810

Indicative selling price

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

Range between	$470,000.00 & $510,000.00

Median sale price

Median price	$416,750.00	Property Type	TOWNHOUSE	Suburb	PAKENHAM
Period - From	01-Nov-2020	to	31-Oct-2021	Source	CORELOGIC RP DATA

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	10 Hedge Plc, Pakenham	$491,000.00	23-Nov-2021
2	6/89 Henry St, Pakenham	$470,000.00	08-Nov-2021
3	10 Dominic Rd, Pakenham	$498,000.00	30-Sep-2021

This statement of information was prepared on 01-Jun-2022 at 9:42:57 AM EST