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

40 Pommel 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	\$490,000	&	\$530,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$536,500	Prope	erty type House		Suburb	Pakenham	
Period-from	01 May 2020	to	30 Apr 2	2021	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
26 Darvell Court Pakenham VIC 3810	\$540,000	19-Apr-21
2 Kate Court Pakenham VIC 3810	\$516,000	26-Nov-20
7 Ben Drive Pakenham VIC 3810	\$500,000	01-Dec-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.

This Statement of Information was prepared on: 17 May 2021

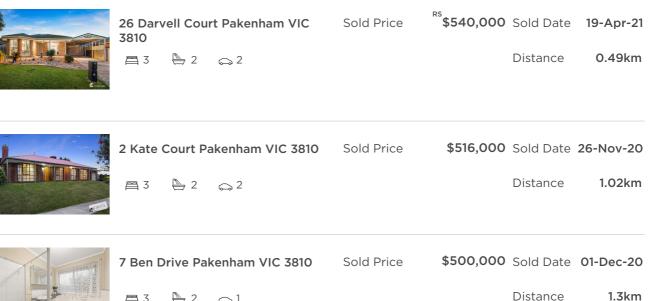


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Matt Clark- DIRECTOR P 03 5941 4444 M 0417 411 883

E matt.c@neilsonpartners.com.au



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RS = Recent sale UN = Undisclosed Sale

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