

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 10 Lotus Street, Pakenham, VIC 3810

Indicative selling price

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

Single Price \$0

Median sale price

Median price \$650,000 Property Type House Suburb Pakenham (3810)

Period - From 01/07/2022 to 30/06/2023 Source Corelogic

Comparable property sales

A 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
95 PARK ORCHARD DRIVE, PAKENHAM VIC 3810	\$635,000	19/04/2023
9 SPINEBILL COURT, PAKENHAM VIC 3810	\$630,000	28/06/2023
38 STRINGY BARK CIRCUIT, PAKENHAM VIC 3810	\$600,000	24/05/2023

This Statement of Information was prepared on: 31/07/2023