## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| ale   |   |   |   |   |  |  |
|---|---|---|---|---|--|--|
| 112 GALLERY WAY PAKENHAM VIC 3810   |   |   |   |   |  |  |
|   | c.gov.aı  | ı/underquoting (  | *Delete singl   | e price   | e or range a   | s applicable)  |
|   |   | or range<br>between   | \$660,00  | \$660,000   |  | \$726,000  |
| oplicable)  |   |   |   |   |  |  |
| \$640,000   | Property type H   |   | House   | House   |  | Pakenham   |
| 01 Feb 2023   | to  | to 31 Jan 2024  |   | ource   | 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 |   |   |   |   |  |  |
|   |   |   |   |   |  |  |
|   | pplicable) \$640,000  01 Feb 2023  sales (*Delete Arproperties sold with ont's representative | pplicable)  \$640,000 Prop  01 Feb 2023 to  sales (*Delete A or B to properties sold within two-nt's representative consider. | 112 GALLERY WAY PAKENHAM V  ce see consumer.vic.gov.au/underquoting (*  or range between  pplicable)  \$640,000 Property type  01 Feb 2023 to 31 Jan 2024  sales (*Delete A or B below as appled to properties sold within two kilometres of the ont's representative considers to be most considerative considers. | the see consumer.vic.gov.au/underquoting (*Delete single or range between \$660,00 pplicable)  Property type House  O1 Feb 2023 to 31 Jan 2024 Some sales (*Delete A or B below as applicable)  Properties sold within two kilometres of the property for nt's representative considers to be most comparable to the property for the prop | the see consumer.vic.gov.au/underquoting (*Delete single price or range between \$660,000 pplicable)  Property type House  O1 Feb 2023 to 31 Jan 2024 Source sales (*Delete A or B below as applicable)  Properties sold within two kilometres of the property for sale in the property to the | 112 GALLERY WAY PAKENHAM VIC 3810  The see consumer.vic.gov.au/underquoting (*Delete single price or range at the see of the property of the see of the property for sale in the last 6 of the property for sale in t |

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: 28 February 2024



В\*