

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 | 15 Hound Court, 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 | \$630,000 | & | \$685,000 |
|--------------|-----|---------------------|-----------|---|-----------|

Median sale price

| | | | | | |
|--------------|--------------------|---------------|-------|--------|----------|
| Median price | \$695,750 (4 Beds) | Property type | House | Suburb | Pakenham |
|--------------|--------------------|---------------|-------|--------|----------|

| | | | | | |
|------------------|----------|----|----------|--------|---|
| Period - From | Feb 2023 | to | Jan 2024 | Source | https://www.realestate.com.au/vic/pakenham-3810 |
|------------------|----------|----|----------|--------|---|

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 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 |
|---|-----------|--------------|
| • 20 Mammoth Court, Pakenham Vic 3810 | \$665,000 | 10/01/2024 |
| • 111 Sundance Promenade, Pakenham Vic 3810 | \$687,000 | 22/11/2023 |
| • 14 Talbot Drive Pakenham VIC 3810 | \$653,000 | 17/11/2023 |

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 six months.~~

| | |
|--|------------|
| This Statement of Information was prepared on: | 16/02/2024 |
|--|------------|