

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 2 Cowen Close, Pakenham, VIC 3810

Indicative selling price

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

Price Range \$1,000,000 & \$1,100,000

Median sale price

Median price \$640,000 Property Type House Suburb Pakenham (3810)

Period - From 01/10/2022 to 30/09/2023 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
18 CASSOWARY AVENUE, PAKENHAM VIC 3810	\$1,000,000	20/10/2023
23 HENRY LAWSON DRIVE, PAKENHAM VIC 3810	\$1,081,000	04/08/2023
24 JACQUELINE PLACE, PAKENHAM VIC 3810	\$1,025,000	24/08/2023

This Statement of Information was prepared on: 26/10/2023