

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

67A Caversham Drive Pakenham VIC 3801

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

\$569,000

&

\$609,000

Median sale price

Median price

Property type

Town House

Suburb

Pakenham

Period - From

10/05/2022

to

19/04/2023

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 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
1. 9 Pine Way Pakenham VIC 3810	\$540,000	30/11/2022
2. 6 Earhart Street Pakenham VIC 3810	\$535,000	22/05/2022
3. 98 Henry Road Pakenham VIC 3810	\$525,000	03/04/2023

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:

19 Apr 2023