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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 61 Tipperary Circuit, Pakenham Victoria 3810

Including suburb and
postcode

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 \$395000 & \$430000

Median sale price

Median price \$542000 Property Type House Suburb Pakenham

Period - From 10/2/20 to 13/7/20 Source Core Logic RP Data,

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
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1 23/1 Malouf Court, Pakenham Victoria 3810	\$479,000	10/6/20
2 24/17 Edgeware Close, Pakenham Victoria 3810	\$415000	19/2/20
3 36 Titan Lodge Walk, Pakenham Victoria 3810	\$375000	26/2/20

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: 13/7/20