

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 7 Tranquil Way, 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)

Range between \$*400,000 & \$440,000

Median sale price

Median price \$650,000 Property type Land Suburb Pakenham

Period - From 27/6/2023 to 26/6/2024 Source realestate.com.au

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 – 12 Palm Court, Pakenham	\$405,000	19/2/2024
2 – 2 Sundance Promenade, Pakenham	\$505,000	30/1/2024
3 – 30 Ahern Road, Pakenham	\$650,000	17/4/2024

This Statement of Information was prepared on: 26/6/2024