

# 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  
postcod 14 (LOT 1537) Jarrod Drive , PAKENHAM, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$689,000

### Median sale price

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

Period - From 29/1/2022 to 1/3/2022 Source REA

### 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
21 TIPPERARY CIRCUIT, PAKENHAM VIC 3810	\$735,000	24/11/2021
23 CLARENDON STREET, PAKENHAM VIC 3810	\$685,000	23/11/2021
98 WEBSTER WAY, PAKENHAM VIC 3810	\$721,000	16/11/2021

This Statement of Information was prepared on: 1/3/2022

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