

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 27 Eagle Drive 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)

or range between \$460,000 & \$480,000

Median sale price

Median price \$492,000

Property type House

Suburb Pakenham

Period - From 01/03/2019

to

29/02/2020

Source Price Finder

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
40 Parman Avenue Pakenham VIC 3810	\$465,000	04/02/2020
11 Cyprus Place Pakenham VIC 3810	\$480,000	11/03/2020
6 Falcon Place Pakenham VIC 3810	\$470,000	20/10/2019

This Statement of Information was prepared on: 09/04/2020