

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
Including suburb and
postcode

10 Delacour Crescent 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)

Single Price

or range
between

\$585,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,000

*House

X

*Unit

Suburb

Pakenham

Period-from

01 Aug 2018

to

31 Jul 2019

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 6 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

13 Joseph Banks Drive Pakenham VIC 3810	\$640,000	04-Feb-19
18 Eventide Rise Pakenham VIC 3810	\$600,000	02-Mar-19
16 Eventide Rise Pakenham VIC 3810	\$640,000	10-Mar-19

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 6 months.~~

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13 Joseph Banks Drive Pakenham VIC 3810

4 2 2

Sold Price

\$640,000

Sold Date

04-Feb-19

Distance

0.2km



18 Eventide Rise Pakenham VIC 3810

4 2 2

Sold Price

\$600,000

Sold Date

02-Mar-19

Distance

0.27km



16 Eventide Rise Pakenham VIC 3810

4 2 2

Sold Price

\$640,000

Sold Date

10-Mar-19

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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