

M 0458960000

E brad.townsend@obrienrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	10 Delacour Crescent Pakenham VIC 3810
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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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$502,000	*Hou	se X	*Unit		Suburb	Pakenham
Period-from	01 Aug 2018	to	31 Jul 20	19	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

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.

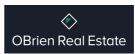
Address of comparable property	Price	Date of sale	
13 Joseph Banks Drive Pakenham VIC 3810	\$640,000	04-Feb-19	
18 Eventide Rise Pakenham VIC 3810	\$600,000	02-Mar-19	
16 Eventide Rise Pakenham VIC 3810	\$640,000	10-Mar-19	

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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Brad Townsend

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13 Joseph Banks Drive Pakenham VIC 3810

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Sold Price

\$640,000 Sold Date 04-Feb-19

Distance

0.2km



18 Eventide Rise Pakenham VIC 3810

Sold Price

\$600,000 Sold Date 02-Mar-19

Distance



16 Eventide Rise Pakenham VIC

Sold Price

\$640,000 Sold Date 10-Mar-19

0.27km

Distance

0.3km

3810 ₾ 2 ⇔ 2

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RS = Recent sale

UN = Undisclosed Sale

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