
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

21 Eventide Rise, Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$530,000

&

\$583,000

Median sale price

Median price

\$505,000

House

X

Unit

Suburb

Pakenham

Period - From

01 Oct 17

to

01 Dec 2017

Source

PriceFinder

Comparable property sales

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
6 Dusseldorp Avenue, Pakenham VIC 3810	\$570,000	15 Dec 17
11 Creekwood Avenue, Pakenham VIC 3810	\$566,000	29 Nov 17
9 Discovery Street, Pakenham VIC 3810	\$561,000	17 Sep 17

Additional information about comparable sales.



**6 Dusseldorp Avenue Pakenham
VIC 3810**

 3  2  2

Sold Price

\$570,000

Sold Date

15-Dec-17

Distance

1.4km



**11 Creekwood Avenue Pakenham
VIC 3810**

 3  2  2

Sold Price

\$566,000

Sold Date

29-Nov-17

Distance

1.09km



**9 Discovery Street Pakenham VIC
3810**

 3  2  2

Sold Price

\$561,000

Sold Date

17-Sep-17

Distance

1.66km