

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 35 Cormorant Parade, Pakenham VIC 3810

Indicative selling price

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

\$500,000

&

\$550,000

Median sale price

Median price \$428,000

House

X

Unit

Suburb Pakenham

Period - From 01 January 17 to 31 March 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
4 Bailey Place, Pakenham VIC 3810	\$550,000	06 Sep 17
36 Villella Drive, Pakenham VIC 3810	\$545,000	31 Jul 17
8 Perry Court, Pakenham VIC 3810	\$540,000	25 May 17

Additional information about comparable sales.



4 Bailey Place Pakenham VIC 3810

Sold Price

\$550,000

Sold Date

06-Sep-17



3



2



2

Distance

0.91km



36 Villella Drive Pakenham VIC 3810

Sold Price

\$545,000

Sold Date

31-Jul-17



3



2



2

Distance

1.09km



8 Perry Court Pakenham VIC 3810

Sold Price

\$540,000

Sold Date

25-May-17



4



2



2

Distance

1.05km