

# 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 36 Cassowary Avenue, Pakenham, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$930,000

&

\$970,000

### Median sale price

Median price

\$701,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/10/2022

to

30/09/2023

Source

REA

### Comparable property sales

**A** These are two 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
9 CARRINGTON DRIVE, PAKENHAM VIC 3810	\$910,000	04/10/2023
27 LANDY CIRCUIT, PAKENHAM VIC 3810	\$850,000	18/08/2023

**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 six months.

This Statement of Information was prepared on: 12/10/2023