

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 53 Eagle Drive, 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 \$575,000 & 610,000

Median sale price

Median price \$485,000 Property type House Suburb Pakenham

Period - From 01/01/2019 to 31/12/2019 Source www.pricefinder.com.au

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 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
1 6 Justin Place Pakenham	\$ 580,000	07/11/2019
2 3 Gardenia Street Pakenham	\$ 600,000	19/11/2019
3 4 Tyrone Avenue Pakenham	\$ 580,000	02/10/2019

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 six months.~~

This Statement of Information was prepared on: 06/01/2020

Additional information about comparable sales.

(This optional page is to be displayed on page 2 if used. If not used, delete this whole page if that is your preference)



Suburbville 88 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD	Auction
TYPE	House
LAND	830m2



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Source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).