

Ron Marshall

M 0432201002

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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	12 Wild Cherry Avenue 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	\$540,000	&	\$565,000
			J.	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$520,000	*Hou	ıse	X	*Unit		Suburb	Pakenham	
Period-from	01 Dec 2017	to	1 08	Nov 20)18	Source	•	Corelogic	

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.

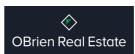
Address of comparable property	Price	Date of sale
20 Wild Cherry Avenue Pakenham VIC 3810	\$560,000	19-Nov-18
11 Deed Drive Pakenham VIC 3810	\$550,000	04-Aug-18
5 Eagle Drive Pakenham VIC 3810	\$550,000	12-Sep-18

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.

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20 Wild Cherry Avenue Pakenham Sold Price VIC 3810

\$560,000

Sold Date 19-Nov-18

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= 3

□ 3

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₽ 1

Distance

0.06km



11 Deed Drive Pakenham VIC 3810

\$ 2

Sold Price

\$550,000

Sold Date 04-Aug-18

Distance 1.15km



5 Eagle Drive Pakenham VIC 3810

Sold Price

Sold Date 12-Sep-18

Distance

1.48km

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