

## 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

36 Cassowary Avenue 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

\*House

X

\*Unit

Suburb

Pakenham

Period-from

01 Jun 2018

to

31 May 2019

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 6 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

11 Tambo Court Pakenham VIC 3810	\$645,000	28-Mar-19
27 Arthur Phillip Drive Pakenham VIC 3810	\$610,000	23-May-19
15 Pioneers Crescent Pakenham VIC 3810	\$615,000	28-Jan-19

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 6 months.~~

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OBrien Real Estate

Mina Saad

P 59950500

M 0401053553

E mina.saad@obrienrealestate.com.au



**11 Tambo Court Pakenham VIC 3810** Sold Price **\$645,000** Sold Date **28-Mar-19**

5 2 2

Distance **0.75km**



**27 Arthur Phillip Drive Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$610,000** <sup>UN</sup> Sold Date **23-May-19**

4 2 2

Distance **0.8km**



**15 Pioneers Crescent Pakenham VIC 3810** Sold Price **\$615,000** Sold Date **28-Jan-19**

4 2 2

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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