

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 5 Tyrone Avenue, Pakenham Vic 3810

Indicative selling price

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

or range between \$470,000 & \$510,000

Median sale price

Median price \$499,900

Property type House

Suburb Pakenham

Period - From 13/09/2019

to

13/03/2020

Source Pricfinder.com.au

Comparable property sales

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
18 Devine Drive Pakenham VIC 3810	\$480,000	17-Oct-19
57 Cremin Drive Pakenham VIC 3810	\$496,000	15-Nov-19
11 Capri Court Pakenham VIC 3810	\$510,000	24-Dec-19

This Statement of Information was prepared on: 13/03/2020