

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

2 Cyprus Place 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

26 Shetland Court Pakenham VIC 3810	\$647,000	21-Oct-21
13 Philip Court Pakenham VIC 3810	\$624,000	08-Feb-22

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.

This Statement of Information was prepared on: 03 March 2022



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26 Shetland Court Pakenham VIC 3810

Sold Price **\$647,000** Sold Date **21-Oct-21**

3 2 2

Distance **0.97km**



13 Philip Court Pakenham VIC 3810

Sold Price ^{RS} **\$624,000** Sold Date **08-Feb-22**

3 2 2

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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