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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 14 Cuttler Street, Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$670,000

&

\$737,000

### Median sale price

Median price \$510,000

House

X

Unit

Suburb Pakenham

Period - From Jan 18

to March 18

Source PriceFinder

### Comparable property sales

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
13 Hopkins Pass, Pakenham VIC 3810	\$721,000	26 Mar 18
3 Buchan Green, Pakenham VIC 3810	\$700,000	01 May 18
8 Kinkora Way, Pakenham VIC 3810	\$680,000	02 Mar 18

## Additional information about comparable sales.



**13 Hopkins Pass Pakenham VIC  
3810**

 4  2  2

Sold Price

**\$721,000**

Sold Date

**26-Mar-18**

Distance

**1.79km**



**3 Buchan Green Pakenham VIC  
3810**

 4  2  3

Sold Price

**\$700,000**

Sold Date

**01-May-18**

Distance

**1.85km**



**8 Kinkora Way Pakenham VIC 3810**

 4  2  2

Sold Price

**\$680,000**

Sold Date

**02-Mar-18**

Distance

**0.39km**