
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 13 Pyrus Court, Pakenham VIC 3810

Indicative selling price

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

range between \$570,000 & \$620,000

Median sale price

Median price \$480,000 House ☒ Suburb PAKENHAM VIC 3810
Period - From July 2017 to September 2017 Source PRICEFINDER pricefinder.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
1. 38 Willowtree Drive, Pakenham	\$607,000	11/08/2017
2. 26 Ibis Close, Pakenham	\$600,000	19/07/2017
3. 88 Dusseldorp Avenue, Pakenham	\$570,000	29/05/2017

Property data source: PRICEFINDER pricefinder.com.au. Generated on 13 November 2017

Additional information about comparable sales.



38 WILLOWTREE DR, PAKENHAM, VIC

 4  2  2

Sale Price

***\$607,000**

Sale Date: 11/08/2017

Distance from Property: 999m



26 IBIS CL, PAKENHAM, VIC 3810

 4  2  2

Sale Price

\$600,000

Sale Date: 19/07/2017

Distance from Property: 321m



88 DUSSELDORP AVE, PAKENHAM, VIC

 4  2  2

Sale Price

\$570,000

Sale Date: 29/05/2017

Distance from Property: 834m



Property data source: PRICEFINDER pricefinder.com.au. Generated on 13 November 2017