
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

4 Cuttler Street, Pakenham VIC 3810

Indicative selling price

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

\$645,000

&

\$665,000

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
20 Cohens Way, Pakenham VIC 3810	\$650,000	03 Feb 18
37 Cormorant Parade, Pakenham VIC 3810	\$650,000	30 Jan 18
14 Montalto Drive, Pakenham VIC 3810	\$630,000	03 May 18