
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 12 Pyrus Court, Pakenham VIC 3810

Indicative selling price

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

\$575,000

&

\$632,500

Median sale price

Median price \$505,000

House

X

Unit

Suburb Pakenham

Period - From 01 Oct 17

to 01 Dec 2017

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
14 Eventide Rise, Pakenham VIC 3810	\$625,000	05 Nov 17
38 The Circuit, Pakenham VIC 3810	\$630,000	17 Oct 17
53 Villella Drive, Pakenham VIC 3810	\$627,000	06 Sep 17

Additional information about comparable sales.



14 Eventide Rise Pakenham VIC 3810

 4  2  2

Sold Price

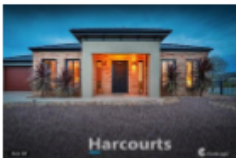
\$625,000

Sold Date

05-Nov-17

Distance

0.51km



38 The Circuit Pakenham VIC 3810

 4  2  2

Sold Price

\$630,000

Sold Date

17-Oct-17

Distance

0.74km



53 Villella Drive Pakenham VIC 3810

 4  2  2

Sold Price

\$627,000

Sold Date

06-Sep-17

Distance

1km