

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

31 Everly Circuit, 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)

or range between \$495,000 & \$544,500

Median sale price

Median price

\$499,800

Property type

House

Suburb

Pakenham

Period - From

01.10.2019

to

31.12.2019

Source

Pricefinder

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 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. 6 Cottage Link, Pakenham	\$541,800	30.09.2019
2. 7 Pyrus Court, Pakenham	\$540,000	28.01.2020
3. 14 Downing Square, Pakenham	\$535,000	28.01.2020

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 six months.~~

This Statement of Information was prepared on: 8.02.2020