

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

2 Cyprus Place 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)

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

*House

X

*Unit

Suburb

Pakenham

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

11 Deed Drive Pakenham VIC 3810	\$550,000	04-Aug-18
55 Eagle Drive Pakenham VIC 3810	\$500,000	11-Sep-18
16 Settlers Hill Rise Pakenham VIC 3810	\$533,500	15-Nov-18

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 6 months.~~

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11 Deed Drive Pakenham VIC 3810

Sold Price

\$550,000

Sold Date

04-Aug-18



3



1



2

Distance

0.1km



55 Eagle Drive Pakenham VIC 3810

Sold Price

\$500,000

Sold Date

11-Sep-18



3



2



2

Distance

0.14km



16 Settlers Hill Rise Pakenham VIC 3810

Sold Price

\$533,500

Sold Date

15-Nov-18



3



2



2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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