

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

7 Tyrone Avenue 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,250

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

4 Tyrone Avenue Pakenham VIC 3810	\$580,000	02-Oct-19
25 Bohemia Crescent Pakenham VIC 3810	\$575,000	04-Feb-20
41 Fallingwater Drive Pakenham VIC 3810	\$610,000	07-Dec-20

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.~~

This Statement of Information was prepared on: 21 April 2021



4 Tyrone Avenue Pakenham VIC 3810

 3
  2
  2

Sold Price

\$580,000

Sold Date

02-Oct-19

Distance

0.06km



25 Bohemia Crescent Pakenham VIC 3810

 -
  -
  -

Sold Price

\$575,000

Sold Date

04-Feb-20

Distance

0.22km



41 Fallingwater Drive Pakenham VIC 3810

 3
  2
  2

Sold Price

\$610,000

Sold Date

07-Dec-20

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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