

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

5 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

5 ADAM COURT PAKENHAM VIC 3810	\$710,000	31-Jan-25
24 MARSON COURT PAKENHAM VIC 3810	\$720,000	09-Jul-25
2 MEABY DRIVE PAKENHAM VIC 3810	\$709,500	28-Jul-25

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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5 ADAM COURT PAKENHAM VIC 3810

 3  2  2

Sold Price

\$710,000

Sold Date

31-Jan-25

Distance

0.54km



24 MARSON COURT PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$720,000**

Sold Date

09-Jul-25

Distance

1.07km



2 MEABY DRIVE PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$709,500**

Sold Date

28-Jul-25

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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