

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

20 Everly Circuit, Pakenham VIC 3810

Indicative selling price

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

\$530,000

&

\$583,000

Median sale price

Median price

\$428,000

 House Unit Suburb

Pakenham

Period - From

01 January 17

 to

31 March 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
15 Park Orchard Drive, Pakenham VIC 3810	\$577,000	29 May 17
18 Bluestone Street, Pakenham VIC 3810	\$571,000	10 May 17
5 Griffith Mews, Pakenham VIC 3810	\$575,000	20 Sep 17

Additional information about comparable sales.



15 Park Orchard Drive Pakenham VIC 3810

 5  2  2

Sold Price

\$577,000

Sold Date **29-May-17**

Distance **1.03km**



18 Bluestone Street Pakenham VIC 3810

 4  2  2

Sold Price

\$571,000

Sold Date **10-May-17**

Distance **1.16km**



5 Griffith Mews Pakenham VIC 3810

 4  2  2

Sold Price

\$575,000

Sold Date **16-Sep-17**

Distance **0.15km**