

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 36 Cassowary Avenue, Pakenham, VIC 3810

Indicative selling price

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

Price Range

\$850,000

&

\$910,000

Median sale price

Median price

\$701,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/10/2022

to

30/09/2023

Source

REA

Comparable property sales

A

These are two 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

9 CARRINGTON DRIVE, PAKENHAM VIC 3810

\$910,000

10/04/2023

27 LANDY CIRCUIT, PAKENHAM VIC 3810

\$850,000

18/08/2023

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: 12/10/2023