

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

5/1 OSHANNESSY STREET 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/1 OSHANNESSY STREET PAKENHAM VIC 3810	\$441,364	27-Oct-21
2/7 INVERNESS CLOSE PAKENHAM VIC 3810	\$488,000	01-Oct-22
1/4 JAN MAREE COURT PAKENHAM VIC 3810	\$442,000	24-Aug-21

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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**3/1 OSHANNESSY STREET
PAKENHAM VIC 3810**

2 1 1

Sold Price

\$441,364

Sold Date

27-Oct-21

Distance

0.03km



**2/7 INVERNESS CLOSE PAKENHAM
VIC 3810**

2 1 1

Sold Price

\$488,000

Sold Date

01-Oct-22

Distance

0.74km



**1/4 JAN MAREE COURT
PAKENHAM VIC 3810**

2 1 1

Sold Price

\$442,000

Sold Date

24-Aug-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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