

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

1/6 Osborn Grove 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2021

to

31 Jan 2022

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

11/108 Ahern Road Pakenham VIC 3810	\$440,000	04-Nov-21
12/12 McClenaghan Place Pakenham VIC 3810	\$400,000	01-Oct-21
1/3 Osborn Grove Pakenham VIC 3810	\$417,500	21-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.~~

This Statement of Information was prepared on: 08 February 2022



11/108 Ahern Road Pakenham VIC 3810

Sold Price

\$440,000

Sold Date

04-Nov-21

 2

 1

 1

Distance

0.45km



12/12 McClenaghan Place Pakenham VIC 3810

Sold Price

\$400,000

Sold Date

01-Oct-21

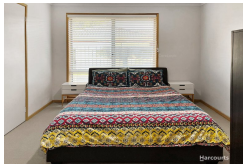
 2

 1

 1

Distance

0.19km



1/3 Osborn Grove Pakenham VIC 3810

Sold Price

\$417,500

Sold Date

21-Aug-21

 2

 1

 2

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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