

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

6 Oaklands Way 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

*House

X

*Unit

Suburb

Pakenham

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

14 Ashwood Grove Pakenham VIC 3810	\$505,000	11-Oct-18
25 Creekview Avenue Pakenham VIC 3810	\$528,000	26-Nov-18
10 Moore Mews Pakenham VIC 3810	\$560,000	21-Mar-19

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 six months.~~

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14 Ashwood Grove Pakenham VIC 3810

Sold Price

\$505,000

Sold Date

11-Oct-18

3

2

2

Distance

0.35km



25 Creekview Avenue Pakenham VIC 3810

Sold Price

\$528,000

Sold Date

26-Nov-18

3

2

2

Distance

0.84km



10 Moore Mews Pakenham VIC 3810

Sold Price

^{RS} **\$560,000**

Sold Date

21-Mar-19

4

2

2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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