

**Brad Townsend** 

M 0458960000

E brad.townsend@obrienrealestate.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered	for sale	)
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Address Including suburb and postcode	4 Mauve 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	\$575,000	&	\$615,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$515,000	*Hou	se X	*Unit		Suburb	Pakenham
Period-from	01 Oct 2017	to	30 Sep 20	)18	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

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.

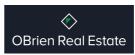
Address of comparable property	Price	Date of sale
18 Zenith Street Pakenham VIC 3810	\$601,000	21-Oct-17
1 Delft Place Pakenham VIC 3810	\$610,000	20-Jun-18
4 Cobalt Court Pakenham VIC 3810	\$585,000	13-Apr-18

#### **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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=	- AND SECOND			
18				

18 Zenith Street Pakenham VIC 3810

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₾ 2

Sold Price

\$601,000

Sold Date 21-Oct-17

**4** 

**=** 4

\$ 2

Distance

0.12km



1 Delft Place Pakenham VIC 3810

\$ 2

Sold Price

\$610,000

Sold Date 20-Jun-18

Distance

0.4km



4 Cobalt Court Pakenham VIC 3810 Sold Price

\$585,000

Sold Date

13-Apr-18

Distance

0.81km

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