

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

8/12 MCCLENAGHAN PLACE 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

\$435,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 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

12/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$400,000	01-Oct-21
1/6 OSBORN GROVE PAKENHAM VIC 3810	\$430,000	21-Feb-22
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: 24 March 2022



12/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810

 2
  1
  1

Sold Price

\$400,000

Sold Date

01-Oct-21

Distance

0.02km


1/6 OSBORN GROVE PAKENHAM VIC 3810

 2
  1
  1

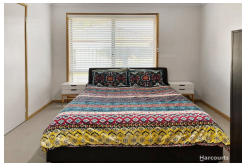
Sold Price

^{RS} **\$430,000**

Sold Date

21-Feb-22

Distance

0.21km


1/3 OSBORN GROVE PAKENHAM VIC 3810

 2
  1
  2

Sold Price

\$417,500

Sold Date

21-Aug-21

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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