

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

6 Maya 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

\$560,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,500

Property type

House

Suburb

Pakenham

Period-from

01 May 2020

to

30 Apr 2021

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

5 Mia Drive Pakenham VIC 3810	\$615,000	24-Dec-20
4 Benor Court Pakenham VIC 3810	\$595,000	01-Mar-21
30 Shetland Court Pakenham VIC 3810	\$650,000	09-Apr-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: 17 May 2021

**OBrien Real Estate**

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**5 Mia Drive Pakenham VIC 3810**

Sold Price

\$615,000 Sold Date **24-Dec-20**

4 2 2

Distance **0.37km****4 Benor Court Pakenham VIC 3810**

Sold Price

\$595,000 Sold Date **01-Mar-21**

4 2 2

Distance **0.51km****30 Shetland Court Pakenham VIC 3810**

Sold Price

^{RS} **\$650,000** Sold Date **09-Apr-21**

4 2 2

Distance **0.87km****RS** = Recent sale**UN** = Undisclosed Sale

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