

Brendan Langley
P 0359404044

M 0403 055 733

E brendan.langley@obrienrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offere	d for sale
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Address Including suburb and postcode	80 Duncan Drive 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	\$410,000	&	\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$499,000	*Hou	se X	*Unit		Suburb	Pakenham
Period-from	01 Sep 2018	to	31 Aug 20	019	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
6 Gibb Court Pakenham VIC 3810	\$450,000	11-Sep-18
37 Henty Street Pakenham VIC 3810	\$425,000	05-Aug-19
9 Guest Road Pakenham VIC 3810	\$420,000	18-Dec-18

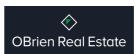
OR

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 6 months.

This Statement of Information was prepared on: 09 September 2019

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6 Gibb Court Pakenham VIC 3810

Sold Price

\$450,000 Sold Date

11-Sep-18

Distance

0.67km



37 Henty Street Pakenham VIC 3810 Sold Price

\$425,000 Sold Date 05-Aug-19

= 3

Distance

0.82km



9 Guest Road Pakenham VIC 3810

⇔2

Sold Price

\$420,000 Sold Date 18-Dec-18

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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