

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
-----------------	------------

Address Including suburb and postcode	17 Arbour Rise 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	\$630,000	&	\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$499,000	*Hou	ise X	*Unit		Suburb	Pakenham
Period-from	01 Sep 2018	to	31 Aug 2	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 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
2 St Leonard Way Pakenham VIC 3810	\$645,000	14-Sep-17
59 Skyline Drive Officer VIC 3809	\$650,000	02-Mar-18
26 Rose Garden Avenue Officer VIC 3809	\$665,000	23-Apr-18

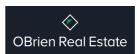
OR

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 6 months.

This Statement of Information was prepared on: 05 September 2019

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Brendan Langley P 0359404044

M 0403 055 733

E brendan.langley@obrienrealestate.com.au

2 St Leonard Way Pakenham VIC 3810

\$ 2

Sold Price

\$645,000 Sold Date **14-Sep-17**

二 3

₾ 2 **=** 3

Distance 0.3km



59 Skyline Drive Officer VIC 3809

\$ 2

Sold Price

\$650,000 Sold Date **02-Mar-18**

1.2km

Distance



26 Rose Garden Avenue Officer VIC Sold Price

\$665,000 Sold Date **23-Apr-18**

Distance

1.24km

3809

≡ 3 ₽ 2 \$ 2

₽ 2

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.