

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

5 Osborn Grove 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2020

to

30 Nov 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

9 Superior Waters Pakenham VIC 3810	\$800,000	11-Nov-21
27 Constance Way Pakenham VIC 3810	\$800,000	09-Nov-21
32 Aberdeen Heights Pakenham VIC 3810	\$800,000	09-Sep-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: 01 December 2021



9 Superior Waters Pakenham VIC 3810

 4  2  2

Sold Price

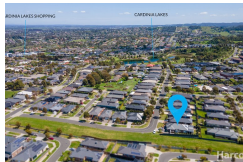
^{RS} **\$800,000**

Sold Date

11-Nov-21

Distance

1.63km



27 Constance Way Pakenham VIC 3810

 4  2  2

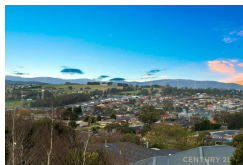
Sold Price

Sold Date

09-Nov-21

Distance

1.85km



32 Aberdeen Heights Pakenham VIC 3810

 4  2  2

Sold Price

\$800,000

Sold Date

09-Sep-21

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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