

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

119 Blue Horizons Way 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

\$499,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

*House

X

*Unit

Suburb

Pakenham

Period-from

01 Jun 2018

to

31 May 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

11 Lobelia Street Pakenham VIC 3810	\$595,100	25-Feb-19
9 Cobalt Court Pakenham VIC 3810	\$545,000	19-Mar-19
18 Jacaranda Way Pakenham VIC 3810	\$495,000	28-Mar-19

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.~~

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OBrien Real Estate

Rod Capuano

P 59 40 40 44

M 59 40 40 44

E pakenham@obrienrealestate.com.au



11 Lobelia Street Pakenham VIC 3810

4 2 2

Sold Price

\$595,100

Sold Date

25-Feb-19

Distance

0.23km



9 Cobalt Court Pakenham VIC 3810

4 2 2

Sold Price

\$545,000

Sold Date

19-Mar-19

Distance

0.24km



18 Jacaranda Way Pakenham VIC 3810

4 2 2

Sold Price

\$495,000

Sold Date

28-Mar-19

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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