

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

270 Ryan Road South 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Farm

Suburb

Pakenham

Period-from

01 Nov 2019

to

31 Oct 2020

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 Pinehill Drive Pakenham VIC 3810	\$1,220,000	10-Apr-20
2 Fairway Court Pakenham VIC 3810	\$1,000,000	28-Mar-20
75 Hall Road Pakenham South VIC 3810	\$1,020,000	29-Aug-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

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



6 Pinehill Drive Pakenham VIC 3810 Sold Price **\$1,220,000** Sold Date **10-Apr-20**

6 2 2

Distance **1.54km**



2 Fairway Court Pakenham VIC 3810 Sold Price **\$1,000,000** Sold Date **28-Mar-20**

3 3 4

Distance **2.05km**



75 Hall Road Pakenham South VIC 3810 Sold Price **\$1,020,000** Sold Date **29-Aug-19**

4 2 2

Distance **4.51km**

RS = Recent sale

UN = Undisclosed Sale

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