

## 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

76 Oaklands Way Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2019

to

30 Nov 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 101 Oaklands Way Pakenham VIC 3810    | \$665,500 | 25-Nov-20 |
| 9 Candle Bark Court Pakenham VIC 3810 | \$650,000 | 02-Jul-20 |
| 20 Ashwood Grove Pakenham VIC 3810    | \$655,500 | 11-Jul-20 |

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: 22 December 2020

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**101 Oaklands Way Pakenham VIC 3810**

Sold Price

RS

**\$665,500**

Sold Date

**25-Nov-20**

 4

 2

 2

Distance

**0.2km**



**9 Candle Bark Court Pakenham VIC 3810**

Sold Price

**\$650,000**

Sold Date

**02-Jul-20**

 4

 2

 2

Distance

**0.4km**



**20 Ashwood Grove Pakenham VIC 3810**

Sold Price

**\$655,500**

Sold Date

**11-Jul-20**

 4

 2

 2

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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