

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

14 OVERLAND 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

\$870,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2022

to

31 Dec 2022

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

28 HENRY LAWSON DRIVE PAKENHAM VIC 3810	\$890,000	04-Nov-22
2 BANJO PATERSON DRIVE PAKENHAM VIC 3810	\$915,000	18-Oct-22
5 RAMSAY CLOSE PAKENHAM VIC 3810	\$915,000	04-Oct-22

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: 19 January 2023

Jess Ostrom

P 03 5941 4444

M 0427 071 270

E jess.o@neilsonpartners.com.au



**28 HENRY LAWSON DRIVE
PAKENHAM VIC 3810**

 4  2  2

Sold Price

^{RS} **\$890,000** Sold Date **04-Nov-22**

Distance **0.46km**



**2 BANJO PATERSON DRIVE
PAKENHAM VIC 3810**

 4  2  3

Sold Price

\$915,000 Sold Date **18-Oct-22**

Distance **0.58km**



**5 RAMSAY CLOSE PAKENHAM VIC
3810**

 4  2  6

Sold Price

^{RS} **\$915,000** ^{UN} Sold Date **04-Oct-22**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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