

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

3 Otway Place 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2019

to

29 Feb 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

1 Murchison Link Pakenham VIC 3810	\$715,000	28-Feb-20
1 Yarra Close Pakenham VIC 3810	\$715,000	09-Oct-19
47 Hartland Circuit Pakenham VIC 3810	\$670,000	03-Feb-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: 10 March 2020



1 Murchison Link Pakenham VIC 3810

Sold Price

^{RS} **\$715,000** Sold Date **28-Feb-20**

 4  3  3

Distance **0.47km**



1 Yarra Close Pakenham VIC 3810

Sold Price

\$715,000 Sold Date **09-Oct-19**

 4  2  2

Distance **0.11km**



47 Hartland Circuit Pakenham VIC 3810

Sold Price

\$670,000 Sold Date **03-Feb-20**

 3  2  6

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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