

## 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

23 Obrien Parade 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

\$520,000

&

\$572,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2020

to

31 Oct 2021

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

7 Sienna Way Pakenham VIC 3810	\$540,000	20-Jul-21
27 Botham Crescent Pakenham VIC 3810	\$551,000	11-Jul-21
21 Flinders Chase Pakenham VIC 3810	\$568,000	22-Jun-21

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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**7 Sienna Way Pakenham VIC 3810**

Sold Price

**\$540,000**

Sold Date

**20-Jul-21**

 3  2  2

Distance

**0.08km**



**27 Botham Crescent Pakenham VIC 3810**

Sold Price

**\$551,000**

Sold Date

**11-Jul-21**

 3  2  2

Distance

**0.36km**



**21 Flinders Chase Pakenham VIC 3810**

Sold Price

**\$568,000**

Sold Date

**22-Jun-21**

 3  2  2

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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