

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

2/1 OSHANNESSY STREET 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,260

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2021

to

30 Apr 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

1/22 PARMAN AVENUE PAKENHAM VIC 3810	\$502,500	24-Nov-21
3/81 AHERN ROAD PAKENHAM VIC 3810	\$497,500	26-Jan-22
2/21 PAKENHAM ROAD PAKENHAM VIC 3810	\$520,000	01-Mar-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: 13 May 2022



1/22 PARMAN AVENUE PAKENHAM VIC 3810 Sold Price **\$502,500** Sold Date **24-Nov-21**

 3  2  2

Distance **0.43km**



3/81 AHERN ROAD PAKENHAM VIC 3810 Sold Price **\$497,500** Sold Date **26-Jan-22**

 3  1  2

Distance **1.27km**



2/21 PAKENHAM ROAD PAKENHAM VIC 3810 Sold Price **\$520,000** Sold Date **01-Mar-22**

 3  2  2

Distance **0.5km**

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

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