# 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

13 Portland Road 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	\$630,000	&	\$660,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$565,000	Prope	erty type	House		Suburb	Pakenham
Period-from	01 Oct 2020	to	30 Sep 2	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
4 Frere Close Pakenham VIC 3810	\$630,000	07-Jul-21
10 Banksia Grove Pakenham VIC 3810	\$656,000	21-Jun-21
11 The Circuit Pakenham VIC 3810	\$639,800	30-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.

This Statement of Information was prepared on: 14 October 2021

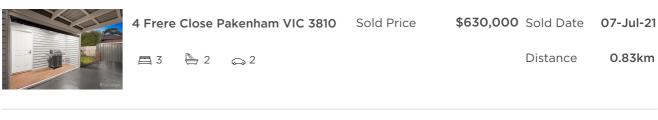


consumer.vic.gov.au

# OBrien Real Estate

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10 Ban 3810	ksia Gro	ve Pakenham VIC	Sold Price	\$656,000 Sold Date	21-Jun-21
	2	ç⊋ 2		Distance	0.78km



1	11 The (	Circuit P	akenham VIC 3810	Sold Price	\$639,800	Sold Date	30-Jun-21
	<b>=</b> 3	2	ç <sub>⇒</sub> 2			Distance	0.98km
-	19 Mor	oro Mow	s Pakanham VIC	Sold Prico	\$560.000	Sold Data	09- lup-21



49 Moo 3810	ore Mew	s Pakenham VIC	Sold Price	\$560,000	Sold Date	09-Jun-21
<b>=</b> 3	2 🚔	⇔ 2			Distance	1km



~	22 Sun 3810	Orchid	Drive Pakenham VIC	Sold Price	\$590,000	Sold Date	29-Jun-21
	昌 3	2	⇔ <sup>2</sup>			Distance	1.46km



	47 Lakeside Boulevard Pakenha VIC 3810	am Sold Price	Sold Date	14-Jun-21
20			Distance	0.31km

#### RS = Recent sale UN = Undisclosed Sale

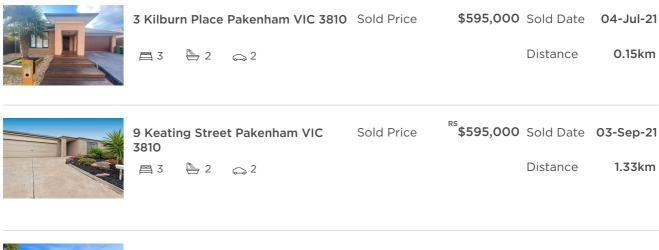
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	9 Ivy Le	af Road	Pakenham VIC 3810	Sold Price	\$605,000	Sold Date	03-Aug-21
In the second second	酉 4	2	<sub>ක</sub> 2			Distance	1.53km

#### RS = Recent sale UN = Undisclosed Sale

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