

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 OSPREY COURT, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$540,000 to \$580,000

Median sale price

Median price

\$495,000

House

☒

Unit

☐

Suburb

PAKENHAM

Period

01 July 2017 to 31 December 2017

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
15 LORIKEET CRT, PAKENHAM, VIC 3810	*\$585,000	07/02/2018
6 LORIKEET CRT, PAKENHAM, VIC 3810	*\$550,100	16/01/2018
19 CLIFFORD DR, PAKENHAM, VIC 3810	*\$570,000	10/11/2017