

## 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

70 Oaklands Way 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

480,000

\*House

X

\*Unit

Suburb

Pakenham

Period - From

May 2017

to

April 2018

Source

RP Data Pty Ltd trading as 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 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
63 Victory Drive Pakenham Vic 3810	\$512,000	9/1/2018
32 Ashwood Grove Pakenham Vic 3810	\$520,000	23/2/2018
18 Bitton Drive Pakenham Vic 3810	\$510,000	28/2/2018

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 six months.~~



O'Brien Real Estate