

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 REMBRANDT COURT 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2022

to

31 Jan 2023

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

9 HARTLAND CIRCUIT PAKENHAM VIC 3810	\$590,000	05-Sep-22
2 ACORN LANE PAKENHAM VIC 3810	\$562,000	23-Nov-22
7/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$570,000	22-Dec-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.~~

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OBrien Real Estate

Brent Day

P 0421085092

M 0421085092

E Brent.day@obrienrealestate.com.au



**9 HARTLAND CIRCUIT PAKENHAM
VIC 3810**

Sold Price

\$590,000

Sold Date

05-Sep-22



3



2



2

Distance

2.58km



**2 ACORN LANE PAKENHAM VIC
3810**

Sold Price

\$562,000

Sold Date

23-Nov-22



3



2



2

Distance

3.53km



**7/23 ATLANTIC DRIVE PAKENHAM
VIC 3810**

Sold Price

\$570,000

Sold Date

22-Dec-22



3



2



2

Distance

4.3km

RS = Recent sale

UN = Undisclosed Sale

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