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	5 OSPREY 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	$660,000	&	$724,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Pakenham
Period-from	01 Oct 2021	to	30 Sep 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
8 RED GUM CIRCUIT PAKENHAM VIC 3810	$705,000	22-Jun-22
17 CLIFFORD DRIVE PAKENHAM VIC 3810	$670,000	28-Jul-22
6 SANDALWOOD DRIVE PAKENHAM VIC 3810	$721,000	14-Sep-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: 06 October 2022

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8 RED GUM CIRCUIT PAKENHAM VIC 3810

4 2 2

Sold Price **$705,000** Sold Date **22-Jun-22**

Distance **0.18km**



17 CLIFFORD DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price RS **$670,000** Sold Date **28-Jul-22**

Distance **0.35km**



6 SANDALWOOD DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price RS **$721,000** Sold Date **14-Sep-22**

Distance **0.53km**

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

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