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<br>Including suburb and postcode | 4 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 | $580,000 | & | $630,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $358,000 | Property type | Land | Suburb | Pakenham |
| Period-from | 01 Dec 2020 | to | 30 Nov 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 |
|---|---|---|
| 42 Webster Way Pakenham VIC 3810 | $620,000 | 14-Sep-21 |
| 70 Gallery Way Pakenham VIC 3810 | $618,000 | 06-Jul-21 |
| 18 Gillian Place Pakenham VIC 3810 | $630,000 | 29-Sep-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.~~

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**42 Webster Way Pakenham VIC 3810**
3 2 2
Sold Price **$620,000** Sold Date **14-Sep-21**
Distance **0.38km**




**70 Gallery Way Pakenham VIC 3810**
3 2 2
Sold Price **$618,000** Sold Date **06-Jul-21**
Distance **1.13km**



**18 Gillian Place Pakenham VIC 3810**
3 2 2
Sold Price **$630,000** Sold Date **29-Sep-21**
Distance **0.79km**

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

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