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	1/3 Osborn Grove 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	$375,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Aug 2020	to	31 Jul 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
10/107 Army Road Pakenham VIC 3810	$372,550	01-Apr-21
5/8 McClenaghan Place Pakenham VIC 3810	$402,000	15-Jul-21
8/1-5 Meaby Drive Pakenham VIC 3810	$400,000	27-Feb-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.~~

This Statement of Information was prepared on: 10 August 2021

Harcourts
Tain Bartholomew
P 5941 1200
M 0401 339 338
E tain.bartholomew@harcourts.com.au



10/107 Army Road Pakenham VIC 3810

2 1 1

Sold Price **$372,550** Sold Date **01-Apr-21**

Distance **0.27km**



5/8 McClenaghan Place Pakenham VIC 3810

2 1 1

Sold Price RS **$402,000** Sold Date **15-Jul-21**

Distance **0.3km**



8/1-5 Meaby Drive Pakenham VIC 3810

2 1 1

Sold Price **$400,000** Sold Date **27-Feb-21**

Distance **0.58km**

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

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