OBrien Real Estate

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STATEMENT OF INFORMATION

Prepared on 12 Feb 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

48 Mountford Rise Pakenham VIC 3810

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $490,000 & $530,000

Median Sale Price

$521,000 Houses in Pakenham between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



55 Corymbia Promenade Pakenham VIC 3810 Sold Price **$550,000** Sold Date **31-Jul-18**

4 2 2 Distance **0.1km**



9 Summit Drive Pakenham VIC 3810 Sold Price **$490,000** Sold Date **09-Jan-19**

4 2 2 Distance **0.2km**



21 Viewgrand Drive Pakenham VIC 3810 Sold Price **$522,500** Sold Date **04-Dec-18**

3 2 2 Distance **0.22km**

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

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13 Summit Drive Pakenham VIC 3810

4 2 2

Sold Price **$547,000** Sold Date **03-Sep-18**

Distance **0.23km**



31 Summerhill Drive Pakenham VIC 3810

4 2 2

Sold Price **$500,000** Sold Date **03-Dec-18**

Distance **0.23km**

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

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