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	34 PARK ORCHARD DRIVE 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$657,500	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
7 DAY LILLY COURT PAKENHAM VIC 3810	$646,000	17-Jan-23
25 LOTUS STREET PAKENHAM VIC 3810	$640,000	01-Nov-22
20 EDMUND STREET PAKENHAM VIC 3810	$625,000	29-Aug-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
Paul Rogers
P 97070556
M 0418564032
E paul.rogers@obrienrealestate.com.au



7 DAY LILLY COURT PAKENHAM VIC 3810

3 2 2

Sold Price RS $646,000 Sold Date 17-Jan-23

Distance 0.32km



25 LOTUS STREET PAKENHAM VIC 3810

3 2 2

Sold Price $640,000 Sold Date 01-Nov-22

Distance 0.48km



20 EDMUND STREET PAKENHAM VIC 3810

3 2 2

Sold Price $625,000 Sold Date 29-Aug-22

Distance 0.15km

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

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