

## 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

6 TAUNTON DRIVE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2022

to

31 Mar 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 11 TAUNTON DRIVE PAKENHAM VIC 3810 | \$596,000 | 21-Dec-22 |
| 3 SPANIEL LANE PAKENHAM VIC 3810   | \$594,000 | 07-Dec-22 |
| 30 SIENNA WAY PAKENHAM VIC 3810    | \$568,000 | 24-Nov-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: 14 April 2023



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**11 TAUNTON DRIVE PAKENHAM  
VIC 3810**

4 2 2

Sold Price **\$596,000** Sold Date **21-Dec-22**

Distance **0.06km**



**3 SPANIEL LANE PAKENHAM VIC  
3810**

4 2 2

Sold Price **\$594,000** Sold Date **07-Dec-22**

Distance **0.14km**



**30 SIENNA WAY PAKENHAM VIC  
3810**

4 2 2

Sold Price **\$568,000** Sold Date **24-Nov-22**

Distance **0.29km**

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

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