

## 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

2 BANJO PATERSON 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,500

Property type

Land

Suburb

Pakenham

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 CARRINGTON DRIVE PAKENHAM VIC 3810 | \$935,000 | 01-Jun-22 |
| 6 HOWQUA PLACE PAKENHAM VIC 3810      | \$925,000 | 10-May-22 |
| 13 MCCUBBIN AVENUE PAKENHAM VIC 3810  | \$903,000 | 13-Apr-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: 04 October 2022



**18 CARRINGTON DRIVE  
PAKENHAM VIC 3810**

 4  2  2

Sold Price **\$935,000** Sold Date **01-Jun-22**

Distance **0.62km**



**6 HOWQUA PLACE PAKENHAM  
VIC 3810**

 4  2  3

Sold Price **\$925,000** Sold Date **10-May-22**

Distance **1.64km**



**13 MCCUBBIN AVENUE PAKENHAM  
VIC 3810**

 4  2  2

Sold Price **\$903,000** Sold Date **13-Apr-22**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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