

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

24/18-20 Ben 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2019

to

31 Mar 2020

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

4/124 Ahern Road Pakenham VIC 3810	\$405,000	08-Nov-19
2/137 Ahern Road Pakenham VIC 3810	\$410,000	05-Feb-20
27A Kingston Avenue Pakenham VIC 3810	\$420,000	31-Mar-20

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: 21 April 2020



4/124 Ahern Road Pakenham VIC 3810

Sold Price

\$405,000

Sold Date

08-Nov-19

 3  1  -

Distance

1.32km



2/137 Ahern Road Pakenham VIC 3810

Sold Price

\$410,000

Sold Date

05-Feb-20

 3  2  2

Distance

1.44km



27A Kingston Avenue Pakenham VIC 3810

Sold Price

^{RS} **\$420,000**

Sold Date

31-Mar-20

 3  2  2

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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