

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

80 Duncan 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

\*House

X

\*Unit

Suburb

Pakenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

6 Gibb Court Pakenham VIC 3810	\$450,000	11-Sep-18
37 Henty Street Pakenham VIC 3810	\$425,000	05-Aug-19
9 Guest Road Pakenham VIC 3810	\$420,000	18-Dec-18

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: 09 September 2019

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**6 Gibb Court Pakenham VIC 3810**

Sold Price

**\$450,000**

Sold Date

**11-Sep-18**



3



1



2

Distance

**0.67km**



**37 Henty Street Pakenham VIC 3810**

Sold Price

**\$425,000**

Sold Date

**05-Aug-19**



3



1



2

Distance

**0.82km**



**9 Guest Road Pakenham VIC 3810**

Sold Price

**\$420,000**

Sold Date

**18-Dec-18**



3



1



2

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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