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

29/18-20 BEN DRIVE PAKENHAM VIC 3810

Indicative selling price

Period-from

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

Single Price		or range between	or range between \$430,000		\$470,000	
Median sale price						
(*Delete house or unit as app	licable)					
Median Price	\$486 500	Property type	Unit	Suburb	Pakenham	

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
7/18-20 BEN DRIVE PAKENHAM VIC 3810	\$455,000	09-May-24	
1/4 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$445,000	08-Aug-24	
6/12 RENLIK COURT PAKENHAM VIC 3810	\$463,000	09-Dec-24	

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: 06 February 2025

Source



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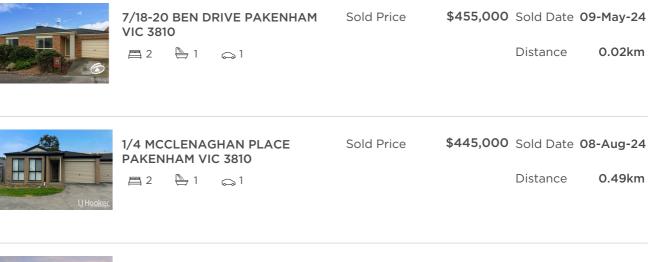
consumer.vic.gov.au



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AREASPOLIET	6/12 RENLIK C VIC 3810	OURT PAKENHAM	Sold Price	\$463,000	Sold Date	09-Dec-24
	📇 2	Ģ1			Distance	0.42km

RS = Recent sale UN = Undisclosed Sale

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