

## 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

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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

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

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**7/18-20 BEN DRIVE PAKENHAM  
VIC 3810**

 2  1  1

Sold Price **\$455,000** Sold Date **09-May-24**

Distance **0.02km**



**1/4 MCCLENAGHAN PLACE  
PAKENHAM VIC 3810**

 2  1  1

Sold Price **\$445,000** Sold Date **08-Aug-24**

Distance **0.49km**



**6/12 RENLIK COURT PAKENHAM  
VIC 3810**

 2  1  1

Sold Price **\$463,000** Sold Date **09-Dec-24**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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