

## 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

14/18-20 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

\$470,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2021

to

30 Jun 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

3/81 AHERN ROAD PAKENHAM VIC 3810	\$497,500	26-Jan-22
31/18-20 BEN DRIVE PAKENHAM VIC 3810	\$497,800	22-Mar-22
5/107 ARMY ROAD PAKENHAM VIC 3810	\$550,000	09-Jun-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: 11 July 2022



**3/81 AHERN ROAD PAKENHAM VIC 3810**

Sold Price

**\$497,500**

Sold Date

**26-Jan-22**

 3  1  2

Distance

**1.64km**


**31/18-20 BEN DRIVE PAKENHAM VIC 3810**

Sold Price

**\$497,800**

Sold Date

**22-Mar-22**

 3  1  2

Distance

**0.11km**


**5/107 ARMY ROAD PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**09-Jun-22**

 3  2  2

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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