

## 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

6 Britton 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2020

to

31 Aug 2021

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

2 Britton Drive Pakenham VIC 3810	\$750,000	05-Aug-21
10 Birch Court Pakenham VIC 3810	\$770,000	06-Mar-21
52 Oaklands Way Pakenham VIC 3810	\$757,500	12-Jun-21

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 September 2021



**2 Britton Drive Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **05-Aug-21**

 4  2  2

Distance **0.05km**



**10 Birch Court Pakenham VIC 3810** Sold Price **\$770,000** Sold Date **06-Mar-21**

 4  2  2

Distance **0.43km**



**52 Oaklands Way Pakenham VIC 3810** Sold Price **\$757,500** Sold Date **12-Jun-21**

 4  2  2

Distance **0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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