



STATEMENT OF INFORMATION

11 TAUNTON DRIVE, PAKENHAM, VIC 3810

PREPARED BY MADHAWA & DILSHAN, WISE GROUP

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

11 TAUNTON DRIVE, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$510,500

House

X

Unit

Suburb

PAKENHAM

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
24 EDGEWARE CL, PAKENHAM, VIC 3810	*\$497,000	22/02/2018
37 HAVANA PDE, PAKENHAM, VIC 3810	\$490,000	16/02/2018
41 HAVANA PDE, PAKENHAM, VIC 3810	\$530,000	03/02/2018