

# 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 Taunton 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)

Range between \$450,000

&

\$495,000

### Median sale price

Median price \$517,000

Property Type House

Suburb Pakenham

Period - From 01/04/2020

to 30/06/2020

Source REIV

### 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 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
1	21 Tangelo Tce PAKENHAM 3810	\$495,000	08/07/2020
2	40 Pomegranate Way PAKENHAM 3810	\$490,000	26/06/2020
3	34 Sienna Way PAKENHAM 3810	\$477,500	09/07/2020

**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 six months.~~

This Statement of Information was prepared on:

02/10/2020 15:20

14 Taunton Drive, Pakenham Vic 3810

Merryn Schmidt

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median House Price**

June quarter 2020: \$517,000



4 2 2-3

**Property Type:** House (Res)

**Land Size:** 345 sqm approx

Agent Comments

## Comparable Properties



**21 Tangelo Tce PAKENHAM 3810 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$495,000

**Method:** Private Sale

**Date:** 08/07/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 387 sqm approx



**40 Pomegranate Way PAKENHAM 3810 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$490,000

**Method:** Private Sale

**Date:** 26/06/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 400 sqm approx



**34 Sienna Way PAKENHAM 3810 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$477,500

**Method:** Private Sale

**Date:** 09/07/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 325 sqm approx

**Account - Metro Property Management** | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.