

## 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

13 BANJO PATERSON DRIVE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$968,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,500

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2023

to

31 Jul 2024

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

1 RIDDELL GROVE PAKENHAM VIC 3810	\$920,000	25-Jan-24
9 BLIGH BOULEVARD PAKENHAM VIC 3810	\$942,000	08-Feb-24
7 WINNEKE WAY PAKENHAM VIC 3810	\$960,000	08-May-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.~~

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**1 RIDDELL GROVE PAKENHAM VIC 3810** Sold Price **\$920,000** Sold Date **25-Jan-24**  
Distance **0.13km**

 4  2  2



**9 BLIGH BOULEVARD PAKENHAM VIC 3810** Sold Price **\$942,000** Sold Date **08-Feb-24**  
Distance **0.47km**

 4  2  2



**7 WINNEKE WAY PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$960,000** Sold Date **08-May-24**  
Distance **0.52km**

 4  2  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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