

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

16/6-16 DISTON COURT PAKENHAM VIC 3810

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

12/6-16 DISTON COURT PAKENHAM VIC 3810	\$420,000	06-Nov-23
7/108 AHERN ROAD PAKENHAM VIC 3810	\$420,000	09-Sep-23
3/6-16 DISTON COURT PAKENHAM VIC 3810	\$485,000	18-Jun-23

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: 15 February 2024

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**12/6-16 DISTON COURT
 PAKENHAM VIC 3810**

 2  1  1

Sold Price **\$420,000** Sold Date **06-Nov-23**

Distance **0km**



**7/108 AHERN ROAD PAKENHAM
 VIC 3810**

 3  1  1

Sold Price

Sold Date **09-Sep-23**

Distance **0.07km**



**3/6-16 DISTON COURT PAKENHAM
 VIC 3810**

 3  1  1

Sold Price

\$485,000 Sold Date **18-Jun-23**

Distance **0.02km**

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

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