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

7 Ben Drive 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	\$420,000	&	\$460,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$515,000	Property type			House	Suburb	Pakenham
Period-from	01 Nov 2019	to	31 Oct 2	2020	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
3 Leigh Drive Pakenham VIC 3810	\$492,000	26-Jul-20
5 Como Chase Pakenham VIC 3810	\$480,000	29-Jul-20
3 Natanya Drive Pakenham VIC 3810	\$500,000	03-Aug-20

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.

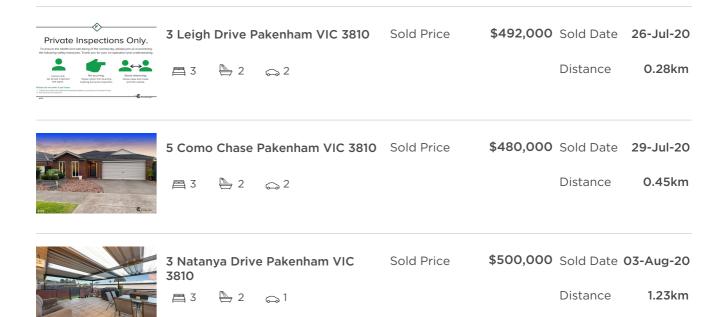
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RS = Recent sale UN = Undisclosed Sale

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