

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 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.~~

This Statement of Information was prepared on: 19 November 2020

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 <p>Private Inspections Only. To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.</p> <ul style="list-style-type: none"> 1 person only per private inspection with agent No touching. Please refrain from touching anything during the inspection Social distancing. Please also not enter and the outside <p>Please do not enter if you have: 1. COVID-19 symptoms and/or signs and/or tested positive to COVID-19 in the last 14 days. 2. A recent overseas travel.</p>	3 Leigh Drive Pakenham VIC 3810	Sold Price	\$492,000	Sold Date	26-Jul-20
	 3  2  2			Distance	0.28km
	5 Como Chase Pakenham VIC 3810	Sold Price	\$480,000	Sold Date	29-Jul-20
	 3  2  2			Distance	0.45km
	3 Natanya Drive Pakenham VIC 3810	Sold Price	\$500,000	Sold Date	03-Aug-20
	 3  2  1			Distance	1.23km

RS = Recent sale UN = Undisclosed Sale

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