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	5/18-20 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	$395,000	&	$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Feb 2022	to	31 Jan 2023	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.

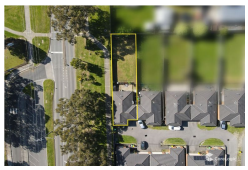
Address of comparable property	Price	Date of sale
4/11 RENLIK COURT PAKENHAM VIC 3810	$420,000	11-Oct-22
13 ANNECY LANE PAKENHAM VIC 3810	$417,000	25-Nov-22
5/108 AHERN ROAD PAKENHAM VIC 3810	$432,500	29-Oct-22

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: 21 February 2023

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4/11 RENLIK COURT PAKENHAM VIC 3810

2 1 1

Sold Price **$420,000** Sold Date **11-Oct-22**

Distance **0.46km**



13 ANNECY LANE PAKENHAM VIC 3810

2 1 1

Sold Price **$417,000** Sold Date **25-Nov-22**

Distance **0.81km**



5/108 AHERN ROAD PAKENHAM VIC 3810

2 1 1

Sold Price **$432,500** Sold Date **29-Oct-22**

Distance **1.21km**

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

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