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	1 Britton 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	House	Suburb	Pakenham
Period-from	01 Oct 2018	to	30 Sep 2019	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
7 Britton Drive Pakenham VIC 3810	$565,000	20-Aug-19
7 Greenway Drive Pakenham VIC 3810	$540,000	18-Apr-19
33 Ironbark Circuit Pakenham VIC 3810	$560,000	13-May-19

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: 08 October 2019

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7 Britton Drive Pakenham VIC 3810 Sold Price **$565,000** Sold Date **20-Aug-19**

3 2 2 Distance **0.08km**



7 Greenway Drive Pakenham VIC 3810 Sold Price **$540,000** Sold Date **18-Apr-19**

4 2 2 Distance **0.1km**



33 Ironbark Circuit Pakenham VIC 3810 Sold Price **$560,000** Sold Date **13-May-19**

4 2 2 Distance **0.19km**

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

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