

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

4/6-16 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2022

to

30 Sep 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

2/95 AHERN ROAD PAKENHAM VIC 3810	\$495,000	17-Jul-23
1/33 SILVER GUM DRIVE PAKENHAM VIC 3810	\$500,000	06-Jul-23
11/11 HAWK AVENUE PAKENHAM VIC 3810	\$515,000	30-May-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: 12 October 2023



**2/95 AHERN ROAD PAKENHAM
VIC 3810**

 3  2  1

Sold Price

\$495,000

Sold Date

17-Jul-23

Distance

0.49km



**1/33 SILVER GUM DRIVE
PAKENHAM VIC 3810**

 3  2  2

Sold Price

^{RS}

\$500,000

Sold Date

06-Jul-23

Distance

0.79km



**11/11 HAWK AVENUE PAKENHAM
VIC 3810**

 3  2  2

Sold Price

\$515,000

Sold Date

30-May-23

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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