

## 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

11 Victory Drive Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,250

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

6 Creekview Avenue Pakenham VIC 3810	\$570,000	19-Mar-21
51 Salvia Avenue Pakenham VIC 3810	\$575,500	12-Feb-21
46 Caversham Drive Pakenham VIC 3810	\$565,100	12-Jan-21

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: 28 April 2021



**6 Creekview Avenue Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$570,000** <sup>UN</sup> Sold Date **19-Mar-21**  
 Distance **0.08km**  
 4 beds 2 bathrooms 2 cars



**51 Salvia Avenue Pakenham VIC 3810** Sold Price **\$575,500** Sold Date **12-Feb-21**  
 Distance **0.93km**  
 4 beds 2 bathrooms 2 cars



**46 Caversham Drive Pakenham VIC 3810** Sold Price <sup>RS</sup> **\$565,100** Sold Date **12-Jan-21**  
 Distance **1.14km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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