

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

14 Ivory Drive, Pakenham, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$595,000

&

\$655,000

Median sale price

Median price

\$657,500

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/01/2022

to

31/12/2022

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 SWAMP GUM CLOSE, PAKENHAM VIC 3810	\$650,000	28/11/2022
16 EDAN COURT, PAKENHAM VIC 3810	\$615,000	14/12/2022
32 SUPERIOR WATERS, PAKENHAM VIC 3810	\$620,000	17/01/2023

This Statement of Information was prepared on: 28/01/2023