

## 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

69 EBONY 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

8 KILLARNEY CRESCENT PAKENHAM VIC 3810	\$670,000	17-May-22
67 EBONY DRIVE PAKENHAM VIC 3810	\$680,000	05-Mar-22
10 CASPIAN CHASE PAKENHAM VIC 3810	\$672,000	01-Mar-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: 20 July 2022

**8 KILLARNEY CRESCENT  
PAKENHAM VIC 3810**

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Sold Price **\$670,000** Sold Date **17-May-22**Distance **0.52km****67 EBONY DRIVE PAKENHAM VIC  
3810**

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Sold Price **\$680,000** Sold Date **05-Mar-22**Distance **0.02km****10 CASPIAN CHASE PAKENHAM  
VIC 3810**

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Sold Price **\$672,000** Sold Date **01-Mar-22**Distance **0.44km**

RS = Recent sale      UN = Undisclosed Sale

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