

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

16/23 ATLANTIC 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2023

to

30 Jun 2024

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

27/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$560,000	13-Jan-24
53 ATLANTIC DRIVE PAKENHAM VIC 3810	\$535,000	18-Jun-24
33 ATLANTIC DRIVE PAKENHAM VIC 3810	\$540,000	29-May-24

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: 18 July 2024



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**27/23 ATLANTIC DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price **\$560,000** Sold Date **13-Jan-24**

Distance **0.04km**



**53 ATLANTIC DRIVE PAKENHAM
VIC 3810**

3 2 2

Sold Price ^{RS} **\$535,000** Sold Date **18-Jun-24**

Distance **0.1km**



**33 ATLANTIC DRIVE PAKENHAM
VIC 3810**

3 2 2

Sold Price **\$540,000** Sold Date **29-May-24**

Distance **0.06km**

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

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