

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

27/23 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

\$530,000

&

\$583,000

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

40/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$535,000	02-Aug-23
2/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$555,000	10-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: 25 October 2023

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**40/23 ATLANTIC DRIVE
PAKENHAM VIC 3810**

 3
  2
  2

Sold Price **\$535,000** Sold Date **02-Aug-23**

Distance **0.06km**



**2/23 ATLANTIC DRIVE PAKENHAM
VIC 3810**

 3
  2
  2

Sold Price **\$555,000** Sold Date **10-May-23**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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