

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

2/39 EBONY 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2022

to

31 May 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

2/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$555,000	05-Jun-23
1/7 OSBORN GROVE PAKENHAM VIC 3810	\$548,000	09-Feb-23
49 ATLANTIC DRIVE PAKENHAM VIC 3810	\$530,000	15-Apr-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: 08 June 2023

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

Sold Price

RS

\$555,000

Sold Date

05-Jun-23



3



2



2

Distance

0.45km



**1/7 OSBORN GROVE PAKENHAM
VIC 3810**

Sold Price

\$548,000

Sold Date

09-Feb-23



3



2



2

Distance

1.22km



**49 ATLANTIC DRIVE PAKENHAM
VIC 3810**

Sold Price

\$530,000

Sold Date

15-Apr-23



3



2



2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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