

## 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

97 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

\$595,000

&

\$654,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2024

to

31 Jan 2025

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

|   |           |           |
|---|-----------|-----------|
| 4 VOLTA LANE PAKENHAM VIC 3810          | \$632,000 | 11-Feb-25 |
| 10 DANY ROAD PAKENHAM VIC 3810          | \$647,500 | 30-Nov-24 |
| 24 MEADOWLEA CRESCENT PAKENHAM VIC 3810 | \$635,000 | 31-Oct-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: 19 February 2025

# AREASPECIALIST

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**4 VOLTA LANE PAKENHAM VIC 3810**

 3  2  2

Sold Price

<sup>RS</sup>

**\$632,000**

Sold Date

**11-Feb-25**

Distance

**0.55km**



**10 DANY ROAD PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$647,500**

Sold Date

**30-Nov-24**

Distance

**0.95km**



**24 MEADOWLEA CRESCENT PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$635,000**

Sold Date

**31-Oct-24**

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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