

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

8/23 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2021

to

31 Aug 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

31/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$550,000	25-Apr-22
3/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$551,000	14-Sep-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: 26 September 2022

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31/23 ATLANTIC DRIVE PAKENHAM VIC 3810

 4  2  2

Sold Price

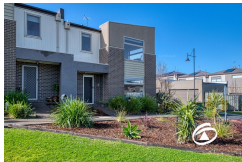
\$550,000

Sold Date

25-Apr-22

Distance

0.2km



3/23 ATLANTIC DRIVE PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$551,000**

Sold Date

14-Sep-22

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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