

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

7/23 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

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2021

to

31 Oct 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
30/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$569,000	15-Apr-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: 09 November 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 **0.21km**



**30/23 ATLANTIC DRIVE
PAKENHAM VIC 3810**

 4  2  2

Sold Price **\$569,000** Sold Date **15-Apr-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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