

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

32/23 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Commercial

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 2024

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

16/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$570,000	25-Sep-24
42/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$565,000	15-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: 14 November 2024

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**16/23 ATLANTIC DRIVE
PAKENHAM VIC 3810**

 4
  2
  2

Sold Price ^{RS} **\$570,000** Sold Date **25-Sep-24**

Distance **0.14km**



**42/23 ATLANTIC DRIVE
PAKENHAM VIC 3810**

 3
  2
  -

Sold Price ^{RS} **\$565,000** Sold Date **15-Oct-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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