

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

6/53 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2023

to

31 Aug 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

7/101 EBONY DRIVE PAKENHAM VIC 3810	\$480,000	12-Aug-24
4/44 KING STREET PAKENHAM VIC 3810	\$464,000	21-Mar-24
17/103 ARMY ROAD PAKENHAM VIC 3810	\$455,000	27-Mar-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: 11 September 2024

AREASPECIALIST

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**7/101 EBONY DRIVE PAKENHAM
VIC 3810**

Sold Price

^{RS} **\$480,000** Sold Date **12-Aug-24**

 2  1  1

Distance **0.08km**



**4/44 KING STREET PAKENHAM
VIC 3810**

Sold Price

\$464,000 Sold Date **21-Mar-24**

 2  1  1

Distance **2.18km**



**17/103 ARMY ROAD PAKENHAM
VIC 3810**

Sold Price

\$455,000 Sold Date **27-Mar-24**

 2  1  1

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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