

## 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

12 SOLID 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

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

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

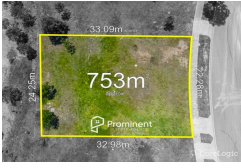
Date of sale

28 SOLID DRIVE PAKENHAM VIC 3810	\$365,000	06-Nov-24
7 TRANQUIL WAY PAKENHAM VIC 3810	\$395,000	05-Dec-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: 25 February 2025



**28 SOLID DRIVE PAKENHAM VIC 3810**

Sold Price

**\$365,000**

Sold Date **06-Nov-24**



Distance **0.04km**



**7 TRANQUIL WAY PAKENHAM VIC 3810**

Sold Price

**\$395,000**

Sold Date **05-Dec-24**



Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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