

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

11/23 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2020

to

31 May 2021

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

10/23 Atlantic Drive Pakenham VIC 3810	\$470,000	12-May-21
20/23 Atlantic Drive Pakenham VIC 3810	\$460,000	11-Jun-21
21/23 Atlantic Drive Pakenham VIC 3810	\$460,000	02-Jun-21

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: 18 June 2021

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10/23 Atlantic Drive Pakenham VIC 3810

Sold Price

^{RS} **\$470,000**

Sold Date

12-May-21

 4

 2

 2

Distance

0.01km



20/23 Atlantic Drive Pakenham VIC 3810

Sold Price

^{RS} **\$460,000**

Sold Date

11-Jun-21

 4

 2

 2

Distance

0.08km



21/23 Atlantic Drive Pakenham VIC 3810

Sold Price

Sold Date

02-Jun-21

 4

 2

 2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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