

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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2021

to

30 Sep 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

16/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$575,000	06-May-22
30/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$569,000	15-Apr-22
3/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$551,000	05-Sep-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: 24 October 2022

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

 4  2  2

Sold Price **\$575,000** Sold Date **06-May-22**

Distance **0.04km**



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

 4  2  2

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

Distance **0.18km**



**3/23 ATLANTIC DRIVE PAKENHAM
VIC 3810**

 3  2  2

Sold Price **\$551,000** Sold Date **05-Sep-22**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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