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	42/23 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	$545,000	&	$595,000

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
5 EXPEDITION CIRCUIT PAKENHAM VIC 3810	$577,000	21-Mar-24
9/107 ARMY ROAD PAKENHAM VIC 3810	$571,000	14-Jul-24
2/28 KENNEDY ROAD PAKENHAM VIC 3810	$550,000	06-May-24

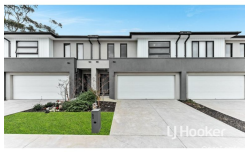
OR

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: 18 September 2024

Harcourts Pakenham

Tain Bartholomew
P 5941 1200
M 0401 339 338
E tain.bartholomew@harcourts.com.au



5 EXPEDITION CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price **$577,000** Sold Date **21-Mar-24**

Distance **1.17km**



9/107 ARMY ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$571,000** Sold Date **14-Jul-24**

Distance **1.46km**



2/28 KENNEDY ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$550,000** Sold Date **06-May-24**

Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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