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 Ivory 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	$540,500	Property type	House	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
4 Superior Waters Pakenham VIC 3810	$575,000	24-May-21
5 Claire Close Pakenham VIC 3810	$577,000	25-May-21
7 Union Avenue Pakenham VIC 3810	$570,000	04-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: 21 June 2021

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4 Superior Waters Pakenham VIC 3810

3 2 2

Sold Price RS **$575,000** Sold Date **24-May-21**

Distance **0.39km**



5 Claire Close Pakenham VIC 3810

4 2 1

Sold Price RS **$577,000** UN Sold Date **25-May-21**

Distance **0.57km**



7 Union Avenue Pakenham VIC 3810

3 2 4

Sold Price RS **$570,000** Sold Date **04-Jun-21**

Distance **1.96km**

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

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