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	28 IBIS CLOSE 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	$685,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Pakenham
Period-from	01 Aug 2022	to	31 Jul 2023	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
22 JOSEPH BANKS DRIVE PAKENHAM VIC 3810	$697,500	27-Apr-23
3 EMERALD COURT PAKENHAM VIC 3810	$726,000	03-Aug-23
9 EDENBROOK CIRCUIT PAKENHAM VIC 3810	$745,000	24-Mar-23

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 August 2023

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22 JOSEPH BANKS DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price **$697,500** Sold Date **27-Apr-23**

Distance **0.51km**



3 EMERALD COURT PAKENHAM VIC 3810

3 2 2

Sold Price RS **$726,000** Sold Date **03-Aug-23**

Distance **1.36km**



9 EDENBROOK CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price **$745,000** Sold Date **24-Mar-23**

Distance **1.52km**

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

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