

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

13/51 LEIGH 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 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

6/143 AHERN ROAD PAKENHAM VIC 3810	537500	09-Jan-24
9/98 AHERN ROAD PAKENHAM VIC 3810	495000	21-Mar-24
9/30 SIR THOMAS DRIVE PAKENHAM VIC 3810	490000	16-Nov-23

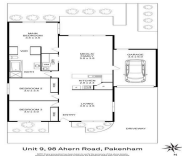
OR

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: 09 May 2024

**6/143 AHERN ROAD PAKENHAM
VIC 3810**

3 2 2

Sold Price **537500** Sold Date **09-Jan-24**Distance **1.57km****9/98 AHERN ROAD PAKENHAM
VIC 3810**

3 1 1

Sold Price ^{RS} **495000** Sold Date **21-Mar-24**Distance **1.48km****9/30 SIR THOMAS DRIVE
PAKENHAM VIC 3810**

3 1 2

Sold Price **490000** Sold Date **16-Nov-23**Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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