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

2 LEIGH DRIVE PAKENHAM VIC 3810

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3000000	&	\$605,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$637,000	Property type	House	Suburb	Pakenham				

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

Address of comparable property	Price	Date of sale	
2 NATHAN COURT PAKENHAM VIC 3810	\$625,000	14-Nov-23	
14 KARA COURT PAKENHAM VIC 3810	\$587,000	09-Jan-24	
5 BEN DRIVE PAKENHAM VIC 3810	\$590,000	24-Oct-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: 01 February 2024

Source



Corelogic

consumer.vic.gov.au



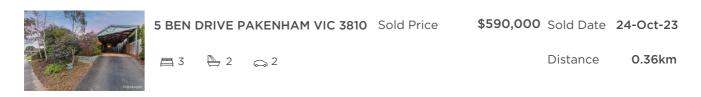
E harry.li@isellgroup.com.au



-	2 NATHAN COURT PAKENHAM VIC Sold Price 3810			\$625,000	Sold Date	14-Nov-23	
ofin	昌 3	2	⇔ 2			Distance	0.29km



and the second s	14 KARA COURT PAKENHAM VIC 3810			Sold Price	^{RS} \$587,000	Sold Date	09-Jan-24
	昌 3	1 🖳	⇔ ²			Distance	0.34km



RS = Recent sale UN = Undisclosed Sale

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