

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

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

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

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



2 NATHAN COURT PAKENHAM VIC 3810 Sold Price **\$625,000** Sold Date **14-Nov-23**

3 2 2

Distance **0.29km**



14 KARA COURT PAKENHAM VIC 3810 Sold Price ^{RS} **\$587,000** Sold Date **09-Jan-24**

3 1 2

Distance **0.34km**



5 BEN DRIVE PAKENHAM VIC 3810 Sold Price **\$590,000** Sold Date **24-Oct-23**

3 2 2

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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