

## 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

53 ATLANTIC DRIVE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

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

40/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$535,000	02-Aug-23
27/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$560,000	13-Jan-24

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.

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Jess Ostrom  
 P 5941 4444  
 M 0427 071 270  
 E jess.o@neilsonpartners.com.au



**40/23 ATLANTIC DRIVE  
PAKENHAM VIC 3810**

 3  
  2  
  2

Sold Price      **\$535,000**    Sold Date    **02-Aug-23**

Distance      **0.03km**



**27/23 ATLANTIC DRIVE  
PAKENHAM VIC 3810**

 4  
  2  
  2

Sold Price      **\$560,000**    Sold Date    **13-Jan-24**

Distance      **0.07km**

RS = Recent sale      UN = Undisclosed Sale

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