

## 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

6/1-5 MEABY 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

\$445,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2023

to

30 Sep 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

4/53 EBONY DRIVE PAKENHAM VIC 3810	\$480,000	13-Sep-24
7/101 EBONY DRIVE PAKENHAM VIC 3810	\$480,000	12-Aug-24
24/107 ARMY ROAD PAKENHAM VIC 3810	\$455,000	28-May-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.~~

This Statement of Information was prepared on: 29 October 2024

# AREASPECIALIST

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**4/53 EBONY DRIVE PAKENHAM  
VIC 3810**

2 1 1

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date **13-Sep-24**

Distance **1.74km**



**7/101 EBONY DRIVE PAKENHAM  
VIC 3810**

2 1 1

Sold Price

Sold Date **12-Aug-24**

Distance **1.75km**



**24/107 ARMY ROAD PAKENHAM  
VIC 3810**

2 1 1

Sold Price

**\$455,000**

Sold Date **28-May-24**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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