

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

5/98 Ahern Road 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2019

to

30 Apr 2020

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

21/11 Hawk Avenue Pakenham VIC 3810	\$360,000	16-Oct-19
4/98 Ahern Road Pakenham VIC 3810	\$367,000	02-Mar-20
1B Guest Road Pakenham VIC 3810	\$377,000	18-Feb-20

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: 04 May 2020



21/11 Hawk Avenue Pakenham VIC 3810

Sold Price **\$360,000** Sold Date **16-Oct-19**

 2  1  1

Distance **0.72km**



4/98 Ahern Road Pakenham VIC 3810

Sold Price **\$367,000** Sold Date **02-Mar-20**

 2  1  1

Distance **-**



1B Guest Road Pakenham VIC 3810

Sold Price **\$377,000** Sold Date **18-Feb-20**

 2  1  1

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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