

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11/120 Ahern Road, Pakenham 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$325,000

&

\$357,000

Median sale price

Median price \$505,000 *House *Unit Suburb Pakenham, 3810
Period - From 27.11.17 to 27.2.18 Source Pricfinder.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 1/3 Osborn Grove, Pakenham 3810	\$345,000	11.12.17
2 9/19 eagle Drive, Pakenham 3810	\$350,000	16.12.17
3 4/11 Pakenham Road, Pakenham	\$335,000	21.10.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 27.2.18.

Additional information about comparable sales.

	1/3 Osborn Grove Pakenham, VIC, 3810 Sale Price: \$345,000 Owner Name: G Crisara, T Perry Category: Unit: Standard Land Use: Single Strata Unit/Villa Unit/townhouse	2 1 1 209m ² Approx.
	9/19 Eagle Drive Pakenham, VIC, 3810 Sale Price: \$350,000 Owner Name: J Tolson Category: Unit: Standard Land Use: Single Strata Unit/Villa Unit/townhouse	2 1 1 216m ² Approx.
	4/11 Pakenham Road Pakenham, VIC, 3810 Sale Price: \$335,000 Owner Name: A Foy Category: Unit Land Use: Single Strata Unit/Villa Unit/townhouse	2 2 1 200m ² Approx.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 27.2.18.