

## 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

2/14 CHARLES STREET PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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 Sep 2023

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 25 AHERN ROAD PAKENHAM VIC 3810     | \$485,000 | 22-Jun-24 |
| 37 BIANCA COURT PAKENHAM VIC 3810   | \$470,000 | 05-Jul-24 |
| 1/5 THOMAS STREET PAKENHAM VIC 3810 | \$444,500 | 30-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: 17 September 2024

# AREASPECIALIST

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**25 AHERN ROAD PAKENHAM VIC 3810**

Sold Price

**\$485,000**

Sold Date

**22-Jun-24**

 3

 1

 1

Distance

**1.51km**



**37 BIANCA COURT PAKENHAM VIC 3810**

Sold Price

**\$470,000**

Sold Date

**05-Jul-24**

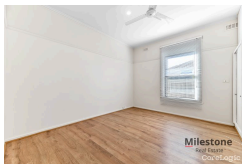
 3

 1

 1

Distance

**4.24km**



**1/5 THOMAS STREET PAKENHAM VIC 3810**

Sold Price

**\$444,500**

Sold Date

**30-May-24**

 3

 1

 1

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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