

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

10/108 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

\$375,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2020

to

28 Feb 2021

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

9/98 Ahern Road Pakenham VIC 3810	\$395,000	22-Aug-20
3/34 Tuscany Rise Pakenham VIC 3810	\$380,000	09-Dec-20
4/11-13 King Street Pakenham VIC 3810	\$370,000	19-Jul-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.~~

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9/98 Ahern Road Pakenham VIC 3810

3 1 1

Sold Price

\$395,000

Sold Date **22-Aug-20**

Distance **0.14km**



3/34 Tuscany Rise Pakenham VIC 3810

3 1 1

Sold Price

\$380,000

Sold Date **09-Dec-20**

Distance **0.17km**



4/11-13 King Street Pakenham VIC 3810

3 1 1

Sold Price

\$370,000

Sold Date **19-Jul-20**

Distance **1.61km**



12/18-20 Rogers Street Pakenham VIC 3810

3 1 1

Sold Price

\$345,000

Sold Date **13-Oct-20**

Distance **2.29km**

RS = Recent sale

UN = Undisclosed Sale

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