

## 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](http://consumer.vic.gov.au/underquoting)

\$325,000

&

\$357,000

### Median sale price

Median price \$505,000

\*House

\*Unit

X

Suburb Pakenham, 3810

Period - From 27.11.17 to 27.2.18

Source [Pricefinder.com.au](http://Pricefinder.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://REIV.propertydata.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

**Sale Date: 11 Dec 2017**

Distance: 0.53km

Zoning: General Residential Zone - Schedule 1

2 1 1 209m<sup>2</sup>  
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

**Sale Date: 16 Dec 2017**

Distance: 1.45km

Zoning: General Residential Zone - Schedule 1

2 1 1 216m<sup>2</sup>  
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

**Sale Date: 21 Oct 2017**

Distance: 1.95km

Zoning: General Residential Zone - Schedule 1

2 2 1 200m<sup>2</sup>  
Approx.

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