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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

8 Ahern Road Pakenham 3810
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$580,000
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&amp;

\$635,000
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**Median sale price**

Median price

\$510,500
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House

Unit

Suburb

Pakenham 3810
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Period - From

01/10/2017
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to

31/12/2017
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Source

Pricefinder.com.au
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**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. 8 Dove Court Pakenham 3810	\$580,000	06/01/2018
2. 5 Martin Place Pakenham 3810	\$580,000	20/10/2017
3. 35 Tyrone Avenue Pakenham 3810	\$605,500	29/01/2018

Property data source: [pricefinder.ocm.au](http://pricefinder.ocm.au). Generated on 20th March 2018.