
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 133 Ahern Road, Pakenham Vic 3810

Indicative selling price

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

\$440.000

&

\$484.000

Median sale price

Median price

\$480.000

House

X

Suburb Pakenham

Period - From

17.06.17

to

17.09.17

Source

www.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. 29 Aberdeen Heights Pakenham, Vic 3810	\$473.000	06.07.2017
2. 36 Princes Highway Pakenham, Vic 3810	\$480.000	23.11.2017
3. 154 Racecourse Road North Pakenham, Vic 3810	\$475.000	21.09.2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 05.12.2017

Additional information about comparable sales.



29 Aberdeen Heights Pakenham, VIC, 3810

3 2 2 700m²
Approx.

Sale Price: \$473,000

Sale Date: 6 Jul 2017

Owner Name: Super

Distance: 0.73km

Category: House: Standard

Zoning: General Residential Zone - Schedule 1

Land Use: Detached Dwelling



36 Princes Highway Pakenham, VIC, 3810

3 1 2 792m²
Approx.

Sale Price: \$480,000

Sale Date: 23 Nov 2017

Owner Name: K Fernandez, M Owen

Distance: 1.49km

Category: House

Zoning: General Residential Zone - Schedule 1

Land Use: Detached Dwelling (existing)

Eq. Building Area: 136.0m²



154 Racecourse Road North Pakenham, VIC, 3810

3 2 2 610m²
Approx.

Sale Price: \$475,000

Sale Date: 21 Sep 2017

Owner Name: K Blackley, T Blackley

Distance: 1.55km

Category: House

Zoning: General Residential Zone - Schedule 1

Land Use: Detached Dwelling (existing)

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 05.12.2017