
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

1/64 Ahern Road, Pakenham Vic 3810

Indicative selling price

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

\$450,000

&

\$470,000

Median sale price

Median price

\$400,000

*House

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*Unit

x

Suburb

Pakenham

Period - From

16.05.18

to

16.08.18

Source

pricefinder.com.au
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Comparable property sales

A* 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 Thwaites Road, Pakenham Vic 3810	\$454,000	28.03.18
2. 4/40-42 John Street, Pakenham Vic 3810	\$450,000	06.06.18
3. 26B King Street, Pakenham Vic 3810	\$470,000	31.07.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 16 August 2018.

Additional information about comparable sales.

	<p>1/3 Thwaites Road Pakenham, VIC, 3810</p> <p>Sale Price: \$454,000 Owner Name: N Kodikara Category: Unit: Standard Land Use: Single Strata Unit/villa Unit/townhouse</p>	<p>3 2 2 226m² Approx.</p> <p>Sale Date: 28 Mar 2018 Distance: 0.01km Zoning: General Residential Zone - Schedule 1</p>
	<p>26B King Street Pakenham, VIC, 3810</p> <p>Sale Price: \$470,000 Distance: 1.26km Zoning: General Residential Zone - Schedule 1</p>	<p>3 2 2 239m² Approx.</p> <p>Sale Date: 31 Jul 2018 Category: Unit: Standard Land Use:</p>
	<p>4/40-42 John Street Pakenham, VIC, 3810</p> <p>Sale Price: \$450,000 Owner Name: J Vasudevan, V Vasudevan Category: Unit: Standard Land Use: Single Strata Unit/villa Unit/townhouse</p>	<p>3 2 2 308m² Approx.</p> <p>Sale Date: 6 Jun 2018 Distance: 1.38km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 16 August 2018.