

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 165 Ahern Road, Pakenham 3810

Indicative selling price

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

\$395,000

&

\$434,000

Median sale price

Median price \$500,500

*House

x

*Unit

Suburb Pakenham

Period - From 20.09.17 to 20.03.18

Source Pricefinder.com.au

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. 7 Lauren Square, Pakenham 3810	\$421,000	20.02.18
2. 27 Maria Crescent, Pakenham 3810	\$425,000	03.12.17
3. 7 Meaby Drive, Pakenham 3810	\$420,000	31.10.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 20.03.18

Additional information about comparable sales.

	7 Lauren Square Pakenham, VIC, 3810 Sale Price: \$421,000 Owner Name: K Riley Category: House Land Use: Detached Dwelling	 Sale Date: 20 Feb 2018 Distance: 1.91km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 12.0m2
	27 Maria Crescent Pakenham, VIC, 3810 Sale Price: \$425,000 Owner Name: D Young, K Gupta Category: House Land Use: Detached Dwelling	 Sale Date: 3 Dec 2017 Distance: 1.88km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 101.0m2
	7 Meaby Drive Pakenham, VIC, 3810 Sale Price: \$420,000 Owner Name: S De Groot, T Berry Category: House: Standard Land Use: Detached Dwelling	 Sale Date: 31 Oct 2017 Distance: 0.43km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 12.0m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 20.03.18