

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/21 PAKENHAM ROAD PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$577,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

| | | |
|--------------------------------------|-----------|-----------|
| 1/22 PARMAN AVENUE PAKENHAM VIC 3810 | \$575,000 | 18-Nov-24 |
| 3 EDWARD CLOSE PAKENHAM VIC 3810 | \$575,000 | 05-Sep-24 |
| 16/108 AHERN ROAD PAKENHAM VIC 3810 | \$528,000 | 06-Oct-24 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 November 2024



1/22 PARMAN AVENUE PAKENHAM VIC 3810 Sold Price

^{RS} **\$575,000** Sold Date **18-Nov-24**

 3  2  2

Distance **0.46km**



3 EDWARD CLOSE PAKENHAM VIC 3810 Sold Price

\$575,000 Sold Date **05-Sep-24**

 3  2  2

Distance **0.69km**



16/108 AHERN ROAD PAKENHAM VIC 3810 Sold Price

\$528,000 Sold Date **06-Oct-24**

 3  2  2

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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