

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 28A 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 \$450,000 *House x Suburb or locality Pakenham
Period - From 17.03.17 to 17.09.17 Source Price Finder

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 11 O'Shannessy Street, Pakenham	\$480,000	23.04.17
2. 16 Leigh Drive, Pakenham	\$471,000	13.07.17
3. 1 Shetland Court, Pakenham	\$470,000	16.08.17

Property data source: [REIV propertydata.com.au](http://REIVpropertydata.com.au). Generated on 17.09.17

Additional information about comparable sales.

✓		<p>16 Leigh Drive Pakenham, VIC, 3810</p> <p>Sale Price: \$471,000</p> <p>Owner Name: B Miles, J Miles Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)</p>	<p>4 2 2 843m² <small>Approx.</small></p> <p>Sale Date: 13 Jul 2017</p> <p>Distance: 1.45km Zoning: General Residential Zone - Schedule 1</p>
✓		<p>11 Oshannessy Street Pakenham, VIC, 3810</p> <p>Sale Price: \$480,000</p> <p>Owner Name: Vijay Kumar & Sons Pty Ltd Category: House Land Use: Detached Dwelling</p>	<p>4 2 2 864m² <small>Approx.</small></p> <p>Sale Date: 23 Apr 2017</p> <p>Distance: 1.05km Zoning: General Residential Zone - Schedule 1</p>
✓		<p>1 Shetland Court Pakenham, VIC, 3810</p> <p>Sale Price: \$470,000</p> <p>Owner Name: D Phipps Category: House: One Storey / Lowset Land Use: Detached Dwelling (existing)</p>	<p>4 2 2 741m² <small>Approx.</small></p> <p>Sale Date: 16 Aug 2017</p> <p>Distance: 0.87km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 17.09.17.