

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 Aberdeen Heights 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

\$545,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,750

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2020

to

28 Feb 2021

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

10 McInnes Court Pakenham VIC 3810	\$565,000	12-Mar-21
101 Ahern Road Pakenham VIC 3810	\$585,000	06-Jan-21
65 Manna Gum Drive Pakenham VIC 3810	\$560,000	19-Feb-21

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: 31 March 2021



10 McInnes Court Pakenham VIC 3810

Sold Price

^{RS}

\$565,000

Sold Date

12-Mar-21

 3

 2

 2

Distance

0.21km



101 Ahern Road Pakenham VIC 3810

Sold Price

\$585,000

Sold Date

06-Jan-21

 3

 2

 2

Distance

0.51km



65 Manna Gum Drive Pakenham VIC 3810

Sold Price

^{RS}

\$560,000

Sold Date

19-Feb-21

 3

 2

 2

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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