

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

1/120 AHERN 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2021

to

31 Oct 2022

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

2B HENRY STREET PAKENHAM VIC 3810	\$530,000	26-Sep-22
6/11 HAWK AVENUE PAKENHAM VIC 3810	\$523,000	29-Jun-22
2/31 SILVER GUM DRIVE PAKENHAM VIC 3810	\$515,000	23-Aug-22

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: 24 November 2022

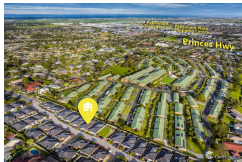
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2B HENRY STREET PAKENHAM VIC 3810 Sold Price ^{RS} **\$530,000** Sold Date **26-Sep-22**

3 2 2

Distance **1.83km**



6/11 HAWK AVENUE PAKENHAM VIC 3810 Sold Price **\$523,000** Sold Date **29-Jun-22**

3 2 2

Distance **1.02km**



2/31 SILVER GUM DRIVE PAKENHAM VIC 3810 Sold Price **\$515,000** Sold Date **23-Aug-22**

3 2 2

Distance **0.73km**



110 ARMY ROAD PAKENHAM VIC 3810 Sold Price ^{RS} **\$555,000** Sold Date **15-Nov-22**

3 2 2

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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