

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 or
locality and postcode

25 Ahern Road Pakenham 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 482,000 & 530,000

Median sale price

Median price 480,000 Property type House Suburb Pakenham

Period - From 01/04/2023 to 03/10/2024 Source RPDATA

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 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. 11A Thwaites Road Pakenham VIC 3810	\$500,000	09/01/2024
2. 533 Gardenia Street Pakenham VIC 3810	\$522,500	15/12/2023
3. 8/35-41 Henry Road Pakenham VIC 3810	\$520,000	14/03/2024

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 six months.

This Statement of Information was prepared on: 08/06/2024