

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

6/40 ARMY 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Aug 2023

to

31 Jul 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

1/3 OSBORN GROVE PAKENHAM VIC 3810	\$493,000	18-Apr-24
9/98 AHERN ROAD PAKENHAM VIC 3810	\$495,000	15-Mar-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.

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**1/3 OSBORN GROVE PAKENHAM
VIC 3810**

 3  1  1

Sold Price **\$493,000** Sold Date **18-Apr-24**

Distance **0.72km**



**9/98 AHERN ROAD PAKENHAM
VIC 3810**

 3  1  1

Sold Price **\$495,000** Sold Date **15-Mar-24**

Distance **1.11km**

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

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