

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

14/40 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2020

to

30 Jun 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

5/30 Sir Thomas Drive Pakenham VIC 3810	\$382,500	03-Feb-21
20/103 Army Road Pakenham VIC 3810	\$382,500	04-Mar-21
7/25 King Street Pakenham VIC 3810	\$380,000	21-Jan-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.~~

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5/30 Sir Thomas Drive Pakenham VIC 3810

Sold Price

\$382,500

Sold Date

03-Feb-21

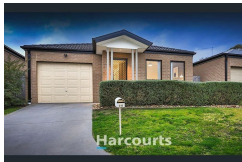
2

1

1

Distance

0.6km



20/103 Army Road Pakenham VIC 3810

Sold Price

Sold Date

04-Mar-21

2

1

1

Distance

0.7km



7/25 King Street Pakenham VIC 3810

Sold Price

\$380,000

Sold Date

21-Jan-21

2

1

1

Distance

1.26km



28/107 Army Road Pakenham VIC 3810

Sold Price

\$381,000

Sold Date

20-Dec-20

2

1

1

Distance

0.71km



90-96 Ahern Road Pakenham VIC 3810

Sold Price

^{RS} **\$379,900**

Sold Date

14-May-21

2

1

1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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