

---

**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

---

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode 28 Ahern Road Pakenham 3810

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$520,000

&amp;

\$570,000

**Median sale price**

Median price \$456,000

House

☒

Unit

Suburb Pakenham

Period - From 01/03/2017 to 30/06/2017

Source Pricefinder.com.au

**Comparable property sales**

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. 20 Gardenia Street Pakenham 3810	\$548,000	04/09/2017
2. 2 Atkins Road Pakenham 3810	\$560,000	06/10/2017
3. 14 Dundee Court Pakenham 3810	\$570,000	14/09/2017

Property data source: [pricefinder.com.au](http://pricefinder.com.au) Generated on 13<sup>th</sup> October 2017.