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

14/21-31 PARMAN AVENUE PAKENHAM VIC 3810

Indicative selling price

Period-from

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range	5440000	&	\$480,000						
sale price											
house or unit as applicable)											
Median Price	\$480,000	Property type	Unit	Suburb	Pakenham						

31 Oct 2024

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2023

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.

to

Address of comparable property	Price	Date of sale
3/21 PAKENHAM ROAD PAKENHAM VIC 3810	\$510,000	11-Nov-24
1 TRINIDAD WALK PAKENHAM VIC 3810	\$450,000	04-Sep-24
3/142 TOOMUC VALLEY ROAD PAKENHAM VIC 3810	\$455,000	04-Sep-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.

This Statement of Information was prepared on: 21 November 2024

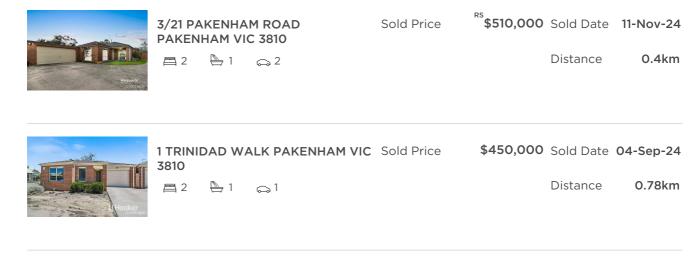
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LiHooker	3/142 TOOMUC VALLEY ROAD PAKENHAM VIC 3810			Sold Price	\$455,000	Sold Date 04-Sep-24	
	昌 2	1 🖳	G ¹			Distance	1.34km

RS = Recent sale UN = Undisclosed Sale

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