

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

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

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2023

to

31 Oct 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

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



**3/21 PAKENHAM ROAD
 PAKENHAM VIC 3810**

 2  1  2

Sold Price

^{RS} **\$510,000**

Sold Date **11-Nov-24**

Distance **0.4km**



**1 TRINIDAD WALK PAKENHAM VIC
 3810**

 2  1  1

Sold Price

\$450,000

Sold Date **04-Sep-24**

Distance **0.78km**



**3/142 TOOMUC VALLEY ROAD
 PAKENHAM VIC 3810**

 2  1  1

Sold Price

\$455,000

Sold Date **04-Sep-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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