

## 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 2/98-100 Ahern Road, Pakenham Vic 3810

### Indicative selling price

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

\$380,000

&

\$410,000

### Median sale price

Median price \$398,000

\*House

\*Unit

x

Suburb Pakenham

Period - From 05.05.18

to 05.08.18

Source [Pricfinder.com.au](http://Pricfinder.com.au)




### 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 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. 24/103 Army Road, Pakenham 3810	\$395,000	09.07.18
2. 1/7 Syme Road, Pakenham 3810	\$406,000	21.07.18
3. 3 Union Avenue, Pakenham 3810	\$400,000	08.05.18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 05.08.18

## Additional information about comparable sales.

	<p><b>24/103 Army Road Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$395,000</b></p> <p>Owner Name: J Hanna, M Anderson Category: Unit Land Use: Townhouse</p>	<p>3 1 1 220 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 9 Jul 2018</b></p> <p>Distance: 0.93km Zoning: General Residential Zone - Schedule 1</p>
	<p><b>1/7 Syme Road Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$406,000</b></p> <p>Owner Name: B Foreman Category: Unit Land Use: Detached Dwelling (existing)</p>	<p>3 1 2 238 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 21 Jul 2018</b></p> <p>Distance: 1.68km Zoning: General Residential Zone - Schedule 1</p>
	<p><b>3 Union Avenue Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$400,000</b></p> <p>Owner Name: D Esposito Category: Unit Standard Land Use: Single Strata Unit/Villa Unit/townhouse</p>	<p>3 1 1 277 m<sup>2</sup> Approx.</p> <p><b>Sale Date: 8 May 2018</b></p> <p>Distance: 0.32km Zoning: General Residential Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 05.08.18