

## 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

14/103 ARMY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2021

to

31 Aug 2022

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 8/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810 | \$420,000 | 18-Apr-22 |
| 18 ANNECY LANE PAKENHAM VIC 3810         | \$390,000 | 23-Aug-22 |
| 3/37 KING STREET PAKENHAM VIC 3810       | \$413,000 | 02-Jun-22 |

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: 19 September 2022


**8/12 MCCLENAGHAN PLACE  
PAKENHAM VIC 3810**

 2
  1
  1

Sold Price

**\$420,000**

Sold Date

**18-Apr-22**

Distance

**0.07km**

**18 ANNECY LANE PAKENHAM VIC  
3810**

 2
  1
  1

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date

**23-Aug-22**

Distance

**1.12km**

**3/37 KING STREET PAKENHAM VIC  
3810**

 2
  1
  1

Sold Price

**\$413,000**

Sold Date

**02-Jun-22**

Distance

**1.94km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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