

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

1/13 LUCA PLACE 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

\$450,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 2025

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

4/108 AHERN ROAD PAKENHAM VIC 3810	\$495,000	20-Mar-25
5/108 AHERN ROAD PAKENHAM VIC 3810	\$465,000	28-Mar-25
2/38-40 TUSCANY RISE PAKENHAM VIC 3810	\$450,000	14-Apr-25

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: 05 May 2025

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**4/108 AHERN ROAD PAKENHAM
VIC 3810**

 2
  1
  1

Sold Price

^{RS} **\$495,000**

Sold Date

20-Mar-25

Distance

0.08km



**5/108 AHERN ROAD PAKENHAM
VIC 3810**

 2
  1
  1

Sold Price

^{RS} **\$465,000**

Sold Date

28-Mar-25

Distance

0.08km



**2/38-40 TUSCANY RISE
PAKENHAM VIC 3810**

 2
  1
  1

Sold Price

^{RS} **\$450,000**

Sold Date

14-Apr-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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