

## 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

130 AHERN ROAD PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

3 COMO CHASE PAKENHAM VIC 3810	\$737,000	10-Feb-25
7 HILLRISE COURT PAKENHAM VIC 3810	\$730,000	22-Jan-25
30 SHETLAND COURT PAKENHAM VIC 3810	\$710,000	07-May-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: 22 May 2025

# AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



## 3 COMO CHASE PAKENHAM VIC 3810

Sold Price

**\$737,000**

Sold Date

**10-Feb-25**

 4

 2

 2

Distance

**1.64km**



## 7 HILLRISE COURT PAKENHAM VIC 3810

Sold Price

**\$730,000**

Sold Date

**22-Jan-25**

 4

 2

 2

Distance

**1.03km**



## 30 SHETLAND COURT PAKENHAM VIC 3810

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**07-May-25**

 4

 2

 2

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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