

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

3/19 TORRE ROAD 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

\$520,000

&

\$570,000

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

1/120 AHERN ROAD PAKENHAM VIC 3810

\$551,000

16-Apr-25

8/7 SYME ROAD PAKENHAM VIC 3810

\$521,000

15-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

justin barrot

M 0438683781

E jbarrot@barryplant.com.au



**1/120 AHERN ROAD PAKENHAM
VIC 3810**

Sold Price

^{RS}

\$551,000

Sold Date

16-Apr-25



3



2



2

Distance

0.07km



**8/7 SYME ROAD PAKENHAM VIC
3810**

Sold Price

^{RS}

\$521,000

Sold Date

15-Apr-25



3



1



2

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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