

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

7/108 AHERN 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2024

to

28 Feb 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

22/103 ARMY ROAD PAKENHAM VIC 3810	\$485,000	10-Jan-25
16/7 SYME ROAD PAKENHAM VIC 3810	\$470,000	11-Jan-25
2/12 RENLIK COURT PAKENHAM VIC 3810	\$490,000	09-Oct-24

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: 26 March 2025

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**22/103 ARMY ROAD PAKENHAM
VIC 3810**

Sold Price

\$485,000

Sold Date

10-Jan-25

3

1

1

Distance

0.8km

**16/7 SYME ROAD PAKENHAM VIC
3810**

Sold Price

\$470,000

Sold Date

11-Jan-25

2

1

1

Distance

1.8km

**2/12 RENLIK COURT PAKENHAM
VIC 3810**

Sold Price

\$490,000

Sold Date

09-Oct-24

3

1

2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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