

## 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

1/120 AHERN 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

\$530,000

&

\$583,000

### 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

6 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$580,000	20-Sep-24
33 WILD CHERRY AVENUE PAKENHAM VIC 3810	\$562,500	08-Oct-24
19 TAMAR STREET PAKENHAM VIC 3810	\$582,500	14-Jan-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: 17 March 2025

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**6 MCCLENAGHAN PLACE  
PAKENHAM VIC 3810**

3 2 2

Sold Price **\$580,000** Sold Date **20-Sep-24**

Distance **0.85km**



**33 WILD CHERRY AVENUE  
PAKENHAM VIC 3810**

3 2 2

Sold Price **\$562,500** Sold Date **08-Oct-24**

Distance **0.99km**



**19 TAMAR STREET PAKENHAM VIC  
3810**

3 2 2

Sold Price **\$582,500** Sold Date **14-Jan-25**

Distance **1.43km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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