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	1/22 PARMAN AVENUE 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	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Oct 2023	to	30 Sep 2024	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
16/108 AHERN ROAD PAKENHAM VIC 3810	$528,000	09-Oct-24
10/13 HARLESDEN CIRCUIT PAKENHAM VIC 3810	$550,000	14-Oct-24
2/28 KENNEDY ROAD PAKENHAM VIC 3810	$550,000	06-May-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: 29 October 2024

Harcourts Pakenham

Amanda Claridge
M 0409009887
E amanda.claridge@harcourts.com.au



16/108 AHERN ROAD PAKENHAM VIC 3810

3 2 2

Sold Price RS **$528,000** Sold Date **09-Oct-24**

Distance **1.39km**



10/13 HARLESDEN CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price RS **$550,000** UN Sold Date **14-Oct-24**

Distance **1.68km**



2/28 KENNEDY ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$550,000** Sold Date **06-May-24**

Distance **1.72km**

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

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