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	16/108 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Sep 2023	to	31 Aug 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
17/137 AHERN ROAD PAKENHAM VIC 3810	$515,000	17-Apr-24
25/107 ARMY ROAD PAKENHAM VIC 3810	$540,000	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: 19 September 2024

Harcourts Pakenham

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17/137 AHERN ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$515,000** Sold Date **17-Apr-24**

Distance **0.23km**



25/107 ARMY ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$540,000** Sold Date **06-May-24**

Distance **0.74km**

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

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