

## 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

17/103 ARMY 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2023

to

31 Jan 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

9/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$430,000	08-Jan-24
12/103 ARMY ROAD PAKENHAM VIC 3810	\$405,000	29-May-23

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.

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**9/12 MCCLENAGHAN PLACE  
PAKENHAM VIC 3810**

 2  
  1  
  1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **08-Jan-24**

Distance **0.1km**



**12/103 ARMY ROAD PAKENHAM  
VIC 3810**

 2  
  1  
  1

Sold Price **\$405,000** Sold Date **29-May-23**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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