

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

6/143 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Dec 2022

to

30 Nov 2023

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

40/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$535,000	02-Aug-23
4 CREEKTON CLOSE PAKENHAM VIC 3810	\$535,000	02-Oct-23
1/22 GREVILLEA PLACE PAKENHAM VIC 3810	\$535,000	04-Oct-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.~~

This Statement of Information was prepared on: 20 December 2023

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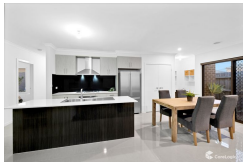


40/23 ATLANTIC DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price **\$535,000** Sold Date **02-Aug-23**

Distance **2.29km**



4 CREEKTON CLOSE PAKENHAM VIC 3810

3 2 1

Sold Price Sold Date **02-Oct-23**

Distance **1.68km**



1/22 GREVILLEA PLACE PAKENHAM VIC 3810

3 2 2

Sold Price Sold Date **04-Oct-23**

Distance **2.84km**

RS = Recent sale

UN = Undisclosed Sale

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