

## 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

7/21-31 PARMAN AVENUE 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

\$440,000

&

\$484,000

### 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

2/7 SYME ROAD PAKENHAM VIC 3810	\$450,000	20-Sep-23
10 WOODLET PLACE PAKENHAM VIC 3810	\$450,000	30-Jun-23
2/95 AHERN ROAD PAKENHAM VIC 3810	\$495,000	17-Jul-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: 22 December 2023



**2/7 SYME ROAD PAKENHAM VIC 3810**

2 1 2

Sold Price **\$450,000** Sold Date **20-Sep-23**

Distance **0.74km**



**10 WOODLET PLACE PAKENHAM VIC 3810**

2 1 1

Sold Price

Sold Date **30-Jun-23**

Distance **1.04km**



**2/95 AHERN ROAD PAKENHAM VIC 3810**

3 2 1

Sold Price **\$495,000** Sold Date **17-Jul-23**

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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