

## 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

14/107 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

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Feb 2020

to

31 Jan 2021

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

28/107 Army Road Pakenham VIC 3810	\$381,000	08-Jan-21
6/98 Ahern Road Pakenham VIC 3810	\$367,000	01-Jul-20
14/51 Leigh Drive Pakenham VIC 3810	\$361,250	21-Jul-20

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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**28/107 Army Road Pakenham VIC 3810**

Sold Price

<sup>RS</sup> **\$381,000**

Sold Date

**08-Jan-21**

 2  1  1

Distance

**0.03km**



**6/98 Ahern Road Pakenham VIC 3810**

Sold Price

**\$367,000**

Sold Date

**01-Jul-20**

 2  1  1

Distance

**0.69km**



**14/51 Leigh Drive Pakenham VIC 3810**

Sold Price

**\$361,250**

Sold Date

**21-Jul-20**

 2  1  1

Distance

**0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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