



STATEMENT OF INFORMATION

60 AHERN ROAD, PAKENHAM, VIC 3810

PREPARED BY SAM PAYNTER, LJ HOOKER PAKENHAM, PHONE: 0439 429 110

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 AHERN ROAD, PAKENHAM, VIC 3810

 4  2  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$470,000 to \$517,000

Provided by: Sam Paynter, LJ Hooker Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$425,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 KING ST, PAKENHAM, VIC 3810

 4  2  2

Sale Price

***\$519,500**

Sale Date: 28/06/2017

Distance from Property: 1km



2 TIMMOTHY CL, PAKENHAM, VIC 3810

 4  2  4

Sale Price

\$492,000

Sale Date: 30/05/2017

Distance from Property: 1.3km



22 BALMORAL WAY, PAKENHAM, VIC 3810

 4  2  2

Sale Price

\$510,000

Sale Date: 22/03/2017

Distance from Property: 887m



This report has been compiled on 10/08/2017 by LJ Hooker Pakenham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

60 AHERN ROAD, PAKENHAM, VIC 3810

Indicative selling price

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Price Range: \$470,000 to \$517,000

Median sale price

Median price \$425,000

House

Unit

Suburb

PAKENHAM

Period 01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
8 KING ST, PAKENHAM, VIC 3810	*\$519,500	28/06/2017
2 TIMMOTHY CL, PAKENHAM, VIC 3810	\$492,000	30/05/2017
22 BALMORAL WAY, PAKENHAM, VIC 3810	\$510,000	22/03/2017