



STATEMENT OF INFORMATION

Prepared on 20 June 2017

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House Offered for Sale

130 Ahern Road Pakenham VIC 3810

 4  2  2

Indicative Selling Price

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

Range between \$465,000 & \$511,500

Median Sale Price

\$407,000 Houses in Pakenham between Jun 2016 - May 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



95 Manna Gum Drive Pakenham VIC 3810 Sold Price **\$485,000** Sold Date **21-Mar-17**

 4  2  2

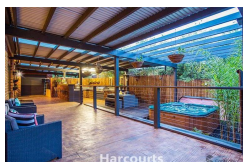
Distance **0.51km**



3 Snow Gum Court Pakenham VIC 3810 Sold Price **\$485,000** Sold Date **16-Dec-16**

 3  2  2

Distance **0.72km**



13 Ralron Court Pakenham VIC 3810 Sold Price **\$525,000** Sold Date **23-Dec-16**

 5  2  2

Distance **0.92km**

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