

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

28/11 HAWK AVENUE 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 2025

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

6/98 AHERN ROAD PAKENHAM VIC 3810	\$450,000	02-Apr-25
14/21-31 PARMAN AVENUE PAKENHAM VIC 3810	\$456,500	27-Nov-24
5/108 AHERN ROAD PAKENHAM VIC 3810	\$465,000	28-Mar-25

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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**6/98 AHERN ROAD PAKENHAM
VIC 3810**

2 1 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **02-Apr-25**

Distance **0.73km**



**14/21-31 PARMAN AVENUE
PAKENHAM VIC 3810**

2 1 1

Sold Price **\$456,500** Sold Date **27-Nov-24**

Distance **0.82km**



**5/108 AHERN ROAD PAKENHAM
VIC 3810**

2 1 1

Sold Price ^{RS} **\$465,000** Sold Date **28-Mar-25**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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