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	2 Kosta Boda Boulevard 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	House	Suburb	Pakenham
Period-from	01 Aug 2020	to	31 Jul 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
9 Stanhope Place Pakenham VIC 3810	$550,000	16-Aug-21
4 Rockford Street Pakenham VIC 3810	$592,000	17-Aug-21
29 Central Avenue Pakenham VIC 3810	$596,000	10-Mar-21

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: 25 August 2021

Harcourts
Tain Bartholomew
P 5941 1200
M 0401 339 338
E tain.bartholomew@harcourts.com.au



9 Stanhope Place Pakenham VIC 3810

4 2 2

Sold Price RS **$550,000** UN Sold Date **16-Aug-21**

Distance **0.21km**



4 Rockford Street Pakenham VIC 3810

4 2 2

Sold Price RS **$592,000** Sold Date **17-Aug-21**

Distance **0.43km**



29 Central Avenue Pakenham VIC 3810

4 2 2

Sold Price **$596,000** Sold Date **10-Mar-21**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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