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	10 Kaprun Way, Pakenham Vic 3810

Indicative selling price

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

Range between $620,000 & $675,000

Median sale price

Median price $655,000 Property Type House Suburb Pakenham

Period - From 02/12/2023 to 01/12/2024 Source REIV

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 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
1	7 Hound Ct PAKENHAM 3810	$667,000	08/11/2024
2	7 Benor Ct PAKENHAM 3810	$670,000	30/09/2024
3	30 Zermatt Loop PAKENHAM 3810	$640,000	14/08/2024

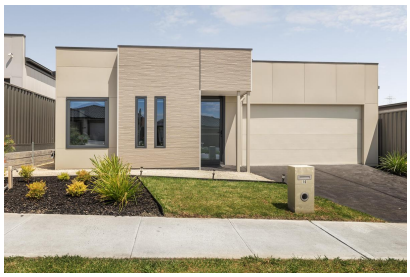
OR

~~**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 six months.~~

This Statement of Information was prepared on: 02/12/2024 12:52

10 Kaprun Way, Pakenham Vic 3810

Abby Gwynne
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0478 026 780
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4 2 3

Property Type: House
Land Size: 375 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $675,000
Median House Price
02/12/2023 - 01/12/2024: $655,000

Comparable Properties



7 Hound Ct PAKENHAM 3810 (REI/VG)

4 2 2

Price: $667,000
Method: Private Sale
Date: 08/11/2024
Property Type: House
Land Size: 359 sqm approx

Agent Comments



7 Benor Ct PAKENHAM 3810 (REI/VG)

4 2 1

Price: $670,000
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 600 sqm approx

Agent Comments



30 Zermatt Loop PAKENHAM 3810 (REI/VG)

4 2 2

Price: $640,000
Method: Private Sale
Date: 14/08/2024
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments

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