

## 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

4 KOSTA BODA BOULEVARD PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2023

to

31 May 2024

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

41 KOSTA BODA BOULEVARD PAKENHAM VIC 3810	\$650,000	03-May-24
27 TUSCANY RISE PAKENHAM VIC 3810	\$670,000	12-Feb-24
5 BALATON DRIVE PAKENHAM VIC 3810	\$715,000	05-Feb-24

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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**41 KOSTA BODA BOULEVARD  
PAKENHAM VIC 3810**

4 2 2

Sold Price **\$650,000** Sold Date **03-May-24**

Distance **0.07km**



**27 TUSCANY RISE PAKENHAM VIC  
3810**

4 2 2

Sold Price **\$670,000** Sold Date **12-Feb-24**

Distance **1.2km**



**5 BALATON DRIVE PAKENHAM VIC  
3810**

4 2 3

Sold Price **\$715,000** Sold Date **05-Feb-24**

Distance **1.48km**

RS = Recent sale      UN = Undisclosed Sale

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