

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

9 Kylie Court 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

4 Thwaites Road Pakenham VIC 3810	\$435,000	03-Jul-19
5 Mark Place Pakenham VIC 3810	\$412,500	22-Jan-19
15 Simon Drive Pakenham VIC 3810	\$425,075	06-Sep-19

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: 26 September 2019



4 Thwaites Road Pakenham VIC 3810

3 1 2

Sold Price **\$435,000** Sold Date **03-Jul-19**

Distance **0.53km**



5 Mark Place Pakenham VIC 3810

3 1 2

Sold Price **\$412,500** Sold Date **22-Jan-19**

Distance **0.6km**



15 Simon Drive Pakenham VIC 3810

3 1 2

Sold Price ^{RS} **\$425,075** Sold Date **06-Sep-19**

Distance **0.89km**

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

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