

# 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 5 Kingfisher Court, 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)

or range between \$605,000 & \$645,000

### Median sale price

Median price \$530,000

Property type House

Suburb Pakenham

Period - From 01/01/2020

to

31/03/2020

Source [www.pricefinder.com.au](http://www.pricefinder.com.au)

### 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 |
|-------------------------------------|-----------|--------------|
| 8 Grice Quadrant, Pakenham VIC 3810 | \$630,000 | 08/03/2020   |
| 137 Webster Way, Pakenham VIC 3810  | \$610,000 | 09/04/2020   |
| 9 Amberley Drive, Pakenham VIC 3810 | \$602,000 | 23/12/2020   |

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: 03/06/2020