

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

70 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

\$555,000

&

\$610,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

29 KOSTA BODA BOULEVARD PAKENHAM VIC 3810	\$610,000	23-Sep-21
42 KOSTA BODA BOULEVARD PAKENHAM VIC 3810	\$600,000	13-Oct-21
72 FALLINGWATER DRIVE PAKENHAM VIC 3810	\$605,000	11-Oct-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.~~

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**29 KOSTA BODA BOULEVARD
PAKENHAM VIC 3810**

4 2 2

Sold Price **\$610,000** Sold Date **23-Sep-21**

Distance **0.09km**

Notes from your agent

Very good condition, much bigger land size at 532 m2



**42 KOSTA BODA BOULEVARD
PAKENHAM VIC 3810**

4 2 2

Sold Price **\$600,000** Sold Date **13-Oct-21**

Distance **0.16km**

Notes from your agent

Good condition, with bigger land size at 449 m2



**72 FALLINGWATER DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price **\$605,000** Sold Date **11-Oct-21**

Distance **0.27km**

Notes from your agent

Good conditon, nicely presented, good condition, land size is 325 m2

RS = Recent sale UN = Undisclosed Sale

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