

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$450,000

House

X

Suburb

Pakenham

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
1 Central Av PAKENHAM 3810	\$410,050	10/05/2017
23 Thwaites Rd PAKENHAM 3810	\$406,666	26/04/2017
37 Dunbarton Dr PAKENHAM 3810	\$396,000	05/05/2017