

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

21/37 KING STREET 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

\$455,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 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

3/18-19 HENTY STREET PAKENHAM VIC 3810	\$405,000	06-Feb-24
1/35-41 HENRY STREET PAKENHAM VIC 3810	\$435,000	15-Dec-23
3/25 JAMES STREET PAKENHAM VIC 3810	\$450,000	12-Nov-23

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: 01 May 2024



3/18-19 HENTY STREET PAKENHAM VIC 3810 Sold Price **\$405,000** Sold Date **06-Feb-24**
 Distance **0.79km**

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1/35-41 HENRY STREET PAKENHAM VIC 3810 Sold Price **\$435,000** Sold Date **15-Dec-23**
 Distance **0.44km**

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3/25 JAMES STREET PAKENHAM VIC 3810 Sold Price **\$450,000** Sold Date **12-Nov-23**
 Distance **0.58km**

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RS = Recent sale UN = Undisclosed Sale

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