

4 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

14 Kimberley Grove, 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

\$640,000

\$670,000

Median sale price

Median price

\$655,000

Property type

House

Suburb

Pakenham 3810

Period - From

01 Feb 2024

to

31 Jan 2025

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 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
12 Melrose Street, Pakenham Vic 3810	\$660,000	09 Sep 2024
16 Marquis Court, Pakenham, Vic 3810	\$640,000	09 Oct 2024
10 MELROSE STREET, Pakenham, Vic 3810	\$640,000	02 Oct 2024

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: 21/02/2025 21:15