

## 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

15 Kosta Boda Boulevard 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)

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,750

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 Bohemia Crescent Pakenham VIC 3810 | \$505,000 | 20-Nov-20 |
| 24 Bentley Court Pakenham VIC 3810    | \$535,000 | 24-Nov-20 |
| 17 Cascade Way Pakenham VIC 3810      | \$500,000 | 25-Feb-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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**18 Bohemia Crescent Pakenham VIC 3810** Sold Price **\$505,000** Sold Date **20-Nov-20**

 3  2  2

Distance **0.32km**



**24 Bentley Court Pakenham VIC 3810** Sold Price **\$535,000** Sold Date **24-Nov-20**

 3  2  2

Distance **0.52km**



**17 Cascade Way Pakenham VIC 3810** Sold Price **\$500,000** Sold Date **25-Feb-21**

 3  2  2

Distance **0.71km**

**RS** = Recent sale **UN** = Undisclosed Sale

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