

## 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

32 KIMBERLEY GROVE 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

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 22 KIMBERLEY GROVE PAKENHAM VIC 3810 | \$597,000 | 14-Sep-22 |
| 20 HARTNEY AVENUE PAKENHAM VIC 3810  | \$570,000 | 24-Aug-22 |
|                                      |           |           |

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: 15 February 2023

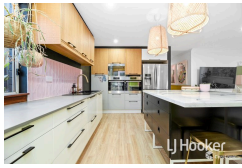


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**22 KIMBERLEY GROVE PAKENHAM VIC 3810** Sold Price **\$597,000** Sold Date **14-Sep-22**

3 2 1

Distance **0.05km**



**20 HARTNEY AVENUE PAKENHAM VIC 3810** Sold Price **\$570,000** Sold Date **24-Aug-22**

3 2 1

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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