

# 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 or  
locality and postcode

4 Park 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 \$545,000 & \$595,000

### Median sale price

Median price

515,000

Property type

House

Suburb

Pakenham

Period - From

01/12/2019

to

30/11/2020

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
1. 4 Gilmore Street, Pakenham VIC 3810	\$585,000	29/10/2020
2. 10 Redfern Way, Pakenham VIC 3810	\$570,000	01/07/2020
3. 19 Freeman Drive, Pakenham VIC 3810	\$580,000	19/07/2020

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: 03/12/2020