

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 Kingston Avenue Pakenham

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$

\$390,000

&

\$415,000

Median sale price

Median price \$520,000

*House

X

*Unit

Suburb Pakenham

Period - From Feb 18

to

Jan 19

Source Pricfinder

Comparable property sales

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. 30 Kosta Boda Boulevard Pakenham	\$415,000	26/09/18
2. 43 Maria Crescent Pakenham	\$400,000	26/09/18
3. 26 Barrington Drive Pakenham	\$404,924	27/12/18

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 20/02/19

