

STATEMENT OF INFORMATION

Single residential property located inside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 24 Kennedy Road, Pakenham 3810

Indicative selling price

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

\$370,000

&

\$ 405,000

Median sale price

Median price \$475,000

House

☒

Suburb or
locality

PAKENHAM 3810

Period - From July 2019

to

Feb 2019

Source REA.com.au

Comparable property sales

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
1: 5 Elanor Court, Pakenham 3810	\$ 405,000	20/02/2019
2: 43 Parman Avenue, Pakenham 3810	\$ 400,000	17/03/2019
3: 14 Luca Place, Pakenham 3810	\$ 405,000	04/06/2019