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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

40 Kilburn Place Pakenham VIC 3810

4 2 2

Indicative Selling Price

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

Single Price \$584,950

Median Sale Price

\$520,000 Houses in Pakenham between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



11 Hopkins Pass Pakenham VIC 3810 Sold Price **\$592,500** Sold Date **13-Jun-18**
 3 2 2 Distance **0.19km**



14 Barwon Drive Pakenham VIC 3810 Sold Price **\$575,000** Sold Date **12-Jun-18**
 3 2 2 Distance **0.73km**



10 Flinders Chase Pakenham VIC 3810 Sold Price **\$570,000** Sold Date **07-Sep-18**
 4 2 2 Distance **0.71km**

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