

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

2 KIRKWOOD ROAD PAKENHAM VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2024

to

31 Mar 2025

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 NISEKO CRESCENT PAKENHAM VIC 3810	\$740,000	15-Oct-24
7 CORVARA WAY PAKENHAM VIC 3810	\$740,000	28-Nov-24

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.

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Joanna Zhou

P 0398998989

M 0426186737

E joanna.zhou@eighthquarter.com.au

**22 NISEKO CRESCENT PAKENHAM VIC 3810**

Sold Price

\$740,000

Sold Date

15-Oct-24

4



2



2

Distance

0.45km**7 CORVARA WAY PAKENHAM VIC 3810**

Sold Price

Sold Date

28-Nov-24

4



2



2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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