

## 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

17 KILLARNEY CRESCENT 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

\$640,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2023

to

30 Apr 2024

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

8 SIR THOMAS DRIVE PAKENHAM VIC 3810	\$650,500	17-Apr-24
40 TIPPERARY CIRCUIT PAKENHAM VIC 3810	\$685,000	19-Apr-24
16 MOUNTFORD RISE PAKENHAM VIC 3810	\$680,000	07-May-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.~~

This Statement of Information was prepared on: 14 May 2024



**8 SIR THOMAS DRIVE PAKENHAM VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$650,500**

Sold Date **17-Apr-24**

Distance **0.99km**



**40 TIPPERARY CIRCUIT PAKENHAM VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date **19-Apr-24**

Distance **1.39km**



**16 MOUNTFORD RISE PAKENHAM VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date **07-May-24**

Distance **0.78km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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