

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

18/37 KING STREET 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Aug 2022

to

31 Jul 2023

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

11/18-20 ROGERS STREET PAKENHAM VIC 3810	\$429,000	10-Jun-23
2/1-2 BALMORAL WAY PAKENHAM VIC 3810	\$430,000	03-Aug-23
12/103 ARMY ROAD PAKENHAM VIC 3810	\$405,000	29-May-23

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: 24 August 2023



**11/18-20 ROGERS STREET
PAKENHAM VIC 3810**

3 1 1

Sold Price ^{RS} **\$429,000** Sold Date **10-Jun-23**

Distance **0.85km**



**2/1-2 BALMORAL WAY PAKENHAM
VIC 3810**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **03-Aug-23**

Distance **1.31km**



**12/103 ARMY ROAD PAKENHAM
VIC 3810**

2 1 1

Sold Price **\$405,000** Sold Date **29-May-23**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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