

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

21/37 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2023

to

29 Feb 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

5/7 SYME ROAD PAKENHAM VIC 3810	\$460,000	23-Jan-24
27 WEBSTER WAY PAKENHAM VIC 3810	\$478,000	14-Nov-22
1/1-5 MEABY DRIVE PAKENHAM VIC 3810	\$500,000	18-Sep-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.~~

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5/7 SYME ROAD PAKENHAM VIC 3810

Sold Price **\$460,000** Sold Date **23-Jan-24**

2 1 -

Distance **2.58km**



27 WEBSTER WAY PAKENHAM VIC 3810

Sold Price **\$478,000** Sold Date **14-Nov-22**

2 1 1

Distance **1.38km**



1/1-5 MEABY DRIVE PAKENHAM VIC 3810

Sold Price **\$500,000** Sold Date **18-Sep-23**

2 1 1

Distance **1.83km**

RS = Recent sale UN = Undisclosed Sale

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