

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 Kingsdale Crescent, Pakenham, VIC-3810

Indicative selling price

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

Single price or range between \$595,000 & \$645,000

Median sale price

Median price \$637,000 Property type House Suburb Pakenham

Period - From Oct 2023 to Oct 2023 Source RP Data – Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 58 Bronzewing Street, Pakenham, VIC-3810	\$619,500	30/11/23
2. 13 Josephine Street, Pakenham, VIC-3810	\$630,000	30/10/23
3. 12 Garland Street, Pakenham, VIC-3810	\$650,000	26/10/23

This Statement of Information was prepared on: 24/01/24