

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

9 Rosella Avenue, Pakenham VIC 3810

Indicative selling price

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

\$ 495,000

&

\$ 530,000

Median sale price

Median price

\$ 495,000

*House

X

*Unit

Suburb

Pakenham VIC 3810

Period - From

01/06/2018

to

30/06/2019

Source

pricefinder.com.au

Comparable property sales

A* 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 57 Victory Drive Pakenham VIC 3810	\$ 505,000	18/03/2019
2 12 Bavaria Lane Pakenham VIC 3810	\$ 500,000	28/02/2019
3 27 Edmund Street Pakenham VIC 3810	\$ 520,000	25/06/2019

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 22/07/2019

☐	57 Victory Drive Pakenham VIC 3810	406m ²	\$505,000	18-Mar-19	1700 days	4	2	2
	1 / 52 No Deposit NEEDED to own this house - Pakenham Self Employed OK! Bad Credit OK! No Deposit/ Low Deposit OK! Got a job? Get a house... And get rid of renting for good! Its never been easier to... Read More	Floor	189m ²	First list	-			
		Distance	0.15km	Last list	-			
		Yr built	2012	Price change	-			
			 Go to RP Data					
☐	12 Bavaria Lane Pakenham VIC 3810	448m ²	\$500,000	28-Feb-19	108 days	4	2	2
	1 / 33 BIG LIVING ON BAVARIA!! Located in the Edenbrook Estate is this big family home. Designed and constructed to cater for the whole family and set in a quiet location. Oversized entry greets you upon... Read More	Floor	200m ²	First list	\$570,000			
		Distance	0.2km	Last list	\$530,000			
		Yr built	2011	Price change	12.3% ▼			
			 Go to RP Data					
☐	27 Edmund Street Pakenham VIC 3810	560m ²	^{RS} \$520,000	25-Jun-19	394 days	4	2	2
	1 / 68 IRRESISTIBLE FAMILY HOME WITH MODERN APPEAL This instantly appealing single level home provides all the foundations for a relaxed indoor-outdoor family lifestyle. Situated in the sort after Devonia... Read More	Floor	171m ²	First list	\$610,000			
		Distance	0.8km	Last list	\$550,000			
		Yr built	2012	Price change	14.8% ▼			
			 Go to RP Data					