
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

8 Mitchell Close, Pakenham VIC 3810

Indicative selling price

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

\$380,000

&

\$418,000

Median sale price

Median price

\$428,000

House

X

Unit

Suburb

Pakenham

Period - From

01 January 17

to

31 March 2017

Source

PriceFinder

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
32 Rosella Avenue, Pakenham	\$418,000	10 Dec 16
24 Paperbark Drive, Pakenham	\$410,000	17 Mar 17
18 Ironbark Circuit, Pakenham	\$410,000	02 May 17

Additional information about comparable sales.



**32 Rosella Avenue Pakenham VIC
3810**

 3  2  1

Sold Price

\$418,000

Sold Date

10-Dec-16

Distance

1.01km



**24 Paperbark Drive Pakenham VIC
3810**

 3  1  1

Sold Price

\$410,000

Sold Date

17-Mar-17

Distance

1.02km



**18 Ironbark Circuit Pakenham VIC
3810**

 3  1  1

Sold Price

\$410,000

Sold Date

02-May-17

Distance

1.2km