

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

17 Melrose 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2020

to

30 Jun 2021

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

14 Balaton Drive Pakenham VIC 3810	\$496,000	15-Nov-19
12 Alison Close Pakenham VIC 3810	\$485,000	13-Nov-19
18 Devine Drive Pakenham VIC 3810	\$480,000	17-Oct-19

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: 23 July 2021



14 Balaton Drive Pakenham VIC 3810

Sold Price

\$496,000

Sold Date

15-Nov-19

 4  2  2

Distance

0.95km



12 Alison Close Pakenham VIC 3810

Sold Price

\$485,000

Sold Date

13-Nov-19

 3  2  2

Distance

1.95km



18 Devine Drive Pakenham VIC 3810

Sold Price

\$480,000

Sold Date

17-Oct-19

 3  2  2

Distance

0.03km



14 Glenvista Road Pakenham VIC 3810

Sold Price

\$447,000

Sold Date

19-Nov-19

 3  2  2

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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