
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

6 Dusseldorp Avenue, Pakenham VIC 3810

Indicative selling price

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

\$500,000

&

\$550,000

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
4 Bailey Place, Pakenham VIC 3810	\$550,000	6 Sep 17
8 Perry Court, Pakenham VIC 3810	\$540,000	25 May 17
102 Park Orchard, Pakenham VIC 3810	\$535,000	30 Aug 17

Additional information about comparable sales.



4 Bailey Place Pakenham VIC 3810 Sold Price **\$550,000** Sold Date **06-Sep-17**
 Distance **1.24km**

 3  2  2



8 Perry Court Pakenham VIC 3810 Sold Price **\$540,000** Sold Date **25-May-17**
 Distance **1.51km**

 4  2  2

102 Park Orchard Drive Pakenham VIC 3810 Sold Price **\$535,000** Sold Date **30-Aug-17**
 Distance **0.39km**

 4  2  2