
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

7 Moore Mews, Pakenham VIC 3810

Indicative selling price

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

range between

\$620,000

 &

\$680,000

Median sale price

Median price

\$520,485

House

X

Suburb

PAKENHAM VIC 3810

Period - From

April 18

to

June 18

Source

CORELOGIC rpdata.com.au

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. 20 Cohens Way, Pakenham VIC 3810	\$650,000	03/02/2018
2. 4 River Red Grove, Pakenham VIC 3810	\$641,000	11/01/2018
3. 46 Rosella Avenue, Pakenham VIC 3810	\$640,000	24/03/2018

Property data source: CORELOGIC rpdata.com.au Generated on 13 June 2018

Additional information about comparable sales.



20 Cohens Way Pakenham VIC 3810

Sold Price **\$650,000^{RS}**

4 2 4 560m² -

Sold Date 03-Feb-18 Price Change ▲ 30% Year Built -
DOM 61 First Listing \$500,000
Distance 0.32km Last Listing \$500,000



4 River Red Grove Pakenham VIC 3810

Sold Price **\$641,000**

4 2 2 556m² 170m²

Sold Date 11-Jan-18 Price Change ▲ 0.9% Year Built 2004
DOM 8 First Listing \$635,000
Distance 0.54km Last Listing \$635,000



46 Rosella Avenue Pakenham VIC 3810

Sold Price **\$640,000**

4 2 2 518m² -

Sold Date 24-Mar-18 Price Change ▲ 1.6% Year Built -
DOM 10 First Listing \$630,000
Distance 0.56km Last Listing -

Property data source: CORELOGIC rpdata.com.au Generated on 13 June 2018