

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 33 Rockford Street, Pakenham 3810

Indicative selling price

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

\$415,000

&

\$456,000

Median sale price

Median price \$500,000

*House

x

*Unit

Suburb Pakenham

Period - From 22.10.17 to 22.01.18

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. 3 Glenvista Road, Pakenham	\$455,000	04.12.17
2. 15 Tyrone Avenue, Pakenham	\$450,000	02.08.17
3. 4 Age Place, Pakenham	\$452,000	24.07.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 22.01.18

Additional information about comparable sales.

	<p>3 Glenvista Road Pakenham, VIC, 3810</p> <p>Sale Price: \$455,000</p> <p>Owner Name: L Pasquali, M Pasquali</p> <p>Category: House</p> <p>Land Use: Vacant Residential Dwelling</p> <p>Site/surveyed Lot</p> <p>Sale Date: 4 Dec 2017</p> <p>Distance: 0.33km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>4 2 2 329 m² Approx.</p>
	<p>15 Tyrone Avenue Pakenham, VIC, 3810</p> <p>Sale Price: \$450,000</p> <p>Owner Name: N Davies</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p> <p>Sale Date: 2 Aug 2017</p> <p>Distance: 0.40km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>Eq. Building Area: 2.0m²</p> <p>4 2 2 487 m² Approx.</p>
	<p>4 Age Place Pakenham, VIC, 3810</p> <p>Sale Price: \$452,000</p> <p>Owner Name: D Kimball</p> <p>Category: House: Standard</p> <p>Land Use: Detached Dwelling</p> <p>Sale Date: 24 Jul 2017</p> <p>Distance: 0.86km</p> <p>Zoning: General Residential Zone - Schedule 1</p> <p>4 2 2 394 m² Approx.</p>

View

Print All

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