
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

14 Montalto Drive, Pakenham VIC 3810

Indicative selling price

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

\$580,000

&

\$638,000

Median sale price

Median price

\$505,000

House

X

Unit

Suburb

Pakenham

Period - From

01 Oct 17

to

01 Dec 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
37 Harrison Way, Pakenham VIC 3810	\$615,000	09 Oct 17
14 Hamish Avenue, Pakenham VIC 3810	\$605,000	10 Jan 18
55 Vilella Drive, Pakenham VIC 3810	\$597,000	19 Jan 18

Additional information about comparable sales.



**37 Harrison Way Pakenham VIC
3810**

 4  2  2

Sold Price

\$615,000

Sold Date

09-Oct-17

Distance

0.35km



**14 Hamish Avenue Pakenham VIC
3810**

 4  2  2

Sold Price

\$605,000

Sold Date

10-Jan-18

Distance

0.51km



55 Villella Drive Pakenham VIC 3810

 4  2  2

Sold Price

\$597,000

Sold Date

19-Jan-18

Distance

0.45km