

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

1 Rossi Close 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

\$548,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2020

to

31 Jul 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

1 Atkins Road Pakenham VIC 3810	\$571,000	23-Jul-21
5 Bella Vista Crescent Pakenham VIC 3810	\$590,000	20-Jun-21
56 Kosta Boda Boulevard Pakenham VIC 3810	\$582,000	23-May-21

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: 05 August 2021



1 Atkins Road Pakenham VIC 3810

Sold Price

^{RS} **\$571,000**

Sold Date

23-Jul-21

 3  2  2

Distance

1.2km



5 Bella Vista Crescent Pakenham VIC 3810

Sold Price

\$590,000

Sold Date

20-Jun-21

 3  2  2

Distance

1.64km



56 Kosta Boda Boulevard Pakenham VIC 3810

Sold Price

\$582,000

Sold Date

23-May-21

 3  2  2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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