

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 11 Rosella Avenue Pakenham VIC 3810

Indicative selling price

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

\$480,000

&

\$520,000

Median sale price

Median price \$523,350

House

X

Unit

Suburb Pakenham

Period - From 01 Jan 18

to 31 Dec 18

Source CoreLogic

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
57 Victory Drive Pakenham VIC 3810	\$505,000	21 Mar 19
23 Bavaria Lane Pakenham VIC 3810	\$505,000	21 Dec 18
52 Edenbrook Circuit Pakenham VIC 3810	\$510,000	09 Sep 18

Property data source: CoreLogic Generated on 1st May 2019