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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

62 Melissa Way Pakenham VIC 3810

3 2 2

Indicative Selling Price

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

Range between \$425,000 & \$465,000

Median Sale Price

\$520,000 Houses in Pakenham between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



8 Persimmon Lane Pakenham VIC 3810

3 2 1

Sold Price

\$440,000

Sold Date

22-Sep-18

Distance

0.15km



27 Melissa Way Pakenham VIC 3810

3 2 2

Sold Price

\$460,000

Sold Date

14-Aug-18

Distance

0.24km



26 Seville Street Pakenham VIC 3810

3 2 2

Sold Price

\$462,000

Sold Date

31-Oct-18

Distance

0.31km

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