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STATEMENT OF INFORMATION

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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 $440,000 & $480,000

Median Sale Price

$510,000 Houses in Pakenham between Sep 2017 - Aug 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.



81 Melissa Way Pakenham VIC 3810 Sold Price **$465,000** Sold Date **10-Apr-18**

3 2 2 Distance **0.17km**



24 Melissa Way Pakenham VIC 3810 Sold Price **$472,500** Sold Date **29-Mar-18**

3 2 2 Distance **0.25km**



85 Melissa Way Pakenham VIC 3810 Sold Price **$480,000** Sold Date **23-Apr-18**

3 2 2 Distance **0.19km**

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