

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 29 Rosella Avenue Pakenham

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 \$*450,000 & \$*495,000

Median sale price

(*Delete house or unit as applicable)

Median price \$410,000

*House

x

*Unit

Suburb Pakenham

Period - From 21/01/17 to 8/05/17

Source REIV propertydata.com.au

Comparable property sales

A* 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
1 6 Unicorn Street Pakenham	\$460,000	27/04/17
2 20 Unicorn Street Pakenham	\$460,000	25/01/17
3 13 Warbler Street Pakenham	\$475,000	21/01/17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.