

## STATEMENT OF INFORMATION

81 MELISSA WAY, PAKENHAM, VIC 3810

PREPARED BY MICHELLE GIBSON , ALEX SCOTT BERWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**81 MELISSA WAY, PAKENHAM, VIC 3810**

3 bedrooms 2 bathrooms 2 cars

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: 450,000 to 470,000**

Provided by: Michelle Gibson, Alex Scott Berwick

## MEDIAN SALE PRICE

**PAKENHAM, VIC, 3810****Suburb Median Sale Price (House)****\$478,000**

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.

**2 POMEGRANATE WAY, PAKENHAM, VIC 3810**

3 bedrooms 2 bathrooms 2 cars

**Sale Price****\*\$470,000**

Sale Date: 13/01/2018

Distance from Property: 328m

**43 CHESTNUT CH, PAKENHAM, VIC 3810**

3 bedrooms 2 bathrooms 1 car

**Sale Price****\*\$450,000**

Sale Date: 18/12/2017

Distance from Property: 377m

**4 VALENCIA LANE, PAKENHAM, VIC 3810**

3 bedrooms 2 bathrooms 2 cars

**Sale Price****\$450,000**

Sale Date: 20/09/2017

Distance from Property: 346m



This report has been compiled on 15/03/2018 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

81 MELISSA WAY, PAKENHAM, VIC 3810

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

450,000 to 470,000

Median sale price

Median price

\$478,000

House

X

Unit


Suburb

PAKENHAM

Period

01 January 2017 to 31 December 2017

Source



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
2 POMEGRANATE WAY, PAKENHAM, VIC 3810	*\$470,000	13/01/2018
43 CHESTNUT CH, PAKENHAM, VIC 3810	*\$450,000	18/12/2017
4 VALENCIA LANE, PAKENHAM, VIC 3810	\$450,000	20/09/2017