

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







Indicative Selling Price

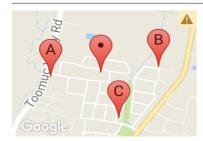
For the meaning of this price see consumer.vic.au/underquoting

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 😩 2 🚓 2







Sale Price

*\$470,000

Sale Date: 13/01/2018

Distance from Property: 328m





43 CHESTNUT CH, PAKENHAM, VIC 3810









Sale Price

*\$450,000

Sale Date: 18/12/2017

Distance from Property: 377m





4 VALENCIA LANE, PAKENHAM, VIC 3810









Sale Price

\$450.000

Sale Date: 20/09/2017

Distance from Property: 346m



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
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Indicative selling price

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

Price Range: 450,000 to 470,000

Median sale price

Median price	\$478,000	House	Unit	Suburb	PAKENHAM
Period	01 January 2017 to 31 December 2017		Source	p	ricefinder

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