

STATEMENT OF INFORMATION

8 ROSSETTI COURT, PAKENHAM, VIC 3810 PREPARED BY JACOB KOSTER, ALEX SCOTT PAKENHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ROSSETTI COURT, PAKENHAM, VIC







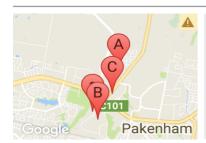
Indicative Selling Price

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

Single Price: \$450,000

Provided by: Jacob Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



PAKENHAM, VIC, 3810

Suburb Median Sale Price (House)

\$470,000

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.



3 MACADAMIA ST, PAKENHAM, VIC 3810







Sale Price

\$467,000

Sale Date: 31/08/2017

Distance from Property: 1.3km





21 MCNAMARA CRT, PAKENHAM, VIC 3810







Sale Price

\$475,000

Sale Date: 08/11/2017

Distance from Property: 255m





1 ALISON CL, PAKENHAM, VIC 3810







Sale Price

*\$530,000

Sale Date: 09/01/2018

Distance from Property: 717m



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	8 ROSSETTI COURT, PAKENHAM, VIC 3810
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Indicative selling price

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

Single Price:	\$450,000

Median sale price

Median price	\$470,000	House	X	Unit	Suburb	PAKENHAM
Period	01 January 2017 to 31 December 2017		Source	p	pricefinder	

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
3 MACADAMIA ST, PAKENHAM, VIC 3810	\$467,000	31/08/2017
21 MCNAMARA CRT, PAKENHAM, VIC 3810	\$475,000	08/11/2017
1 ALISON CL, PAKENHAM, VIC 3810	*\$530,000	09/01/2018