



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

3 2 4

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

3 2 2

Sale Price

\$467,000

Sale Date: 31/08/2017

Distance from Property: 1.3km



21 MCNAMARA CRT, PAKENHAM, VIC 3810

4 2 2

Sale Price

\$475,000

Sale Date: 08/11/2017

Distance from Property: 255m



1 ALISON CL, PAKENHAM, VIC 3810

3 2 2

Sale Price

***\$530,000**

Sale Date: 09/01/2018

Distance from Property: 717m



This report has been compiled on 06/02/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - 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

8 ROSSETTI COURT, PAKENHAM, VIC 3810

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



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