

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

				3				
Property offered fo	r sale							
Address Including suburb and postcode	72 Melissa Way, Pakenham VIC 3810							
Indicative selling p	rice							
For the meaning of this p	rice see consumer	vic.gov.au/un	derquoting	_				
	\$400,000	&	\$440,000					
Median sale price								

Median price	\$396,000		*House	Х	*Unit		Suburb	Pakenham
Period - From	Feb 2016	to	Jan 2017			Source	REIV prop	pertydata.com.au

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.

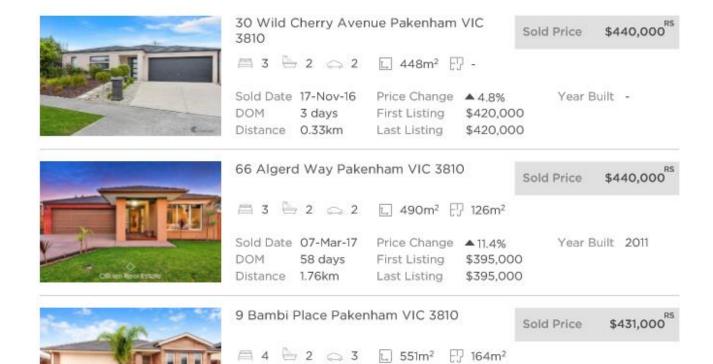
Address of comparable property	Price	Date of sale
30 Wild Cherry Avenue, Pakenham 3810	\$440,000	17 Nov 16
66 Algerd Way, Pakenham 3810	\$440,000	07 Mar 17
9 Bambi Place, Pakenham 3810	\$431,000	22 Apr 17

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.



Year Built 2011

Additional information about comparable sales.



Price Change ▲ 2.6%

Last Listing

First Listing \$420,000

\$420,000

Sold Date 22-Apr-17

Distance 0.41km

27 days

DOM

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