
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

72 Melissa Way, Pakenham VIC 3810

Indicative selling price

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

\$400,000

&

\$440,000

Median sale price

Median price

\$396,000

*House

X

*Unit

--

Suburb

Pakenham

Period - From

Feb 2016

to

Jan 2017

Source

REIV propertydata.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](http://REIV.propertydata.com.au). Generated on 30 April 2017.

Additional information about comparable sales.



30 Wild Cherry Avenue Pakenham VIC 3810

Sold Price **\$440,000^{RS}**

3 2 2 448m² -

Sold Date 17-Nov-16 Price Change ▲4.8% Year Built -
DOM 3 days First Listing \$420,000
Distance 0.33km Last Listing \$420,000



66 Algerd Way Pakenham VIC 3810

Sold Price **\$440,000^{RS}**

3 2 2 490m² 126m²

Sold Date 07-Mar-17 Price Change ▲11.4% Year Built 2011
DOM 58 days First Listing \$395,000
Distance 1.76km Last Listing \$395,000



9 Bambi Place Pakenham VIC 3810

Sold Price **\$431,000^{RS}**

4 2 3 551m² 164m²

Sold Date 22-Apr-17 Price Change ▲2.6% Year Built 2011
DOM 27 days First Listing \$420,000
Distance 0.41km Last Listing \$420,000

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30 April 2017.