

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Rosella Avenue Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

107 Park Orchard Drive Pakenham VIC 3810	\$605,000	30-Aug-21
22 Celebration Circuit Pakenham VIC 3810	\$585,000	04-May-21
21 Moore Mews Pakenham VIC 3810	\$600,000	12-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 November 2021



**107 Park Orchard Drive Pakenham
VIC 3810**

 3  2  2

Sold Price

\$605,000

Sold Date

30-Aug-21

Distance

0.19km



**22 Celebration Circuit Pakenham
VIC 3810**

 3  2  2

Sold Price

\$585,000

Sold Date

04-May-21

Distance

0.33km



21 Moore Mews Pakenham VIC 3810

 3  2  2

Sold Price

^{RS} **\$600,000**

Sold Date

12-Oct-21

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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