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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 6 Mitchell Close, Pakenham VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$510,000

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\$560,000

### Median sale price

Median price \$515,000 House ☒ Unit ☐ Suburb PAKENHAM VIC 3810

Period - From January 2018 to March 2018 Source PriceFinder.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
1. 2 Fable Grove, Pakenham VIC 3810	\$550,000	18/12/2017
2. 11 Ashwood Grove, Pakenham VIC 3810	\$553,500	11/11/2017
3. 21 Rosella Avenue, Pakenham VIC 3810	\$550,000	19/04/2018

## Additional information about comparable sales.



**2 FABLE GR, PAKENHAM, VIC 3810**

 4  2  2

Sale Price

**\$550,000**

Sale Date: 18/12/2017

Distance from Property: 958m



**11 ASHWOOD GR, PAKENHAM, VIC 3810**

 4  2  2

Sale Price

**\$553,500**

Sale Date: 11/11/2017

Distance from Property: 539m



**31 ROSELLA AVE, PAKENHAM, VIC 3810**

 3  2  2

Sale Price

**\*\$550,000**

Sale Date: 19/04/2018

Distance from Property: 1.1km

