
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

100 Melissa Way, Pakenham

Indicative selling price

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

range between \$440,000 & \$484,000

Median sale price

Median price

\$440,000

House

X

Suburb

Pakenham

Period - From

January 2017

to

June 2017

Source

CORELOGIC rpdata.com.au

Comparable property sales

A* 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. 26 Melissa Way, Pakenham	\$467,000	10/07/2017
2. 89 Melissa Way, Pakenham	\$465,000	01/05/2017
3. 34 Wild Cherry Avenue, Pakenham	\$470,000	22/07/2017

Property data source: Corelogic rpdata.com.au. Generated on 9 August 2017.

Additional information about comparable sales.



26 Melissa Way Pakenham, VIC, 3810

Sale Price: \$467,000

Owner Name: M Funilas, R Funilas

Category: House: One Storey / Lowset

Land Use: Vacant Residential Dwelling
Site/surveyed Lot

Sale Date: 10 Jun 2017

Distance: 0.03km

Zoning: General Residential Zone - Schedule 1

4 2 2 457m²
Approx.



89 Melissa Way Pakenham, VIC, 3810

Sale Price: \$465,000

Owner Name: F Bodor

Category: House: Standard

Land Use: Detached Dwelling (existing)

Sale Date: 1 May 2017

Distance: 0.05km

Zoning: General Residential Zone - Schedule 1

4 2 2 463m²
Approx.



34 Wild Cherry Avenue Pakenham, VIC, 3810

Sale Price: \$470,000

Owner Name: M Mcilroy, R Dobson

Category: House: One Storey / Lowset

Land Use: Detached Dwelling (existing)

Sale Date: 22 Jul 2017

Distance: 0.48km

Zoning: General Residential Zone - Schedule 1

3 2 2 644m²
Approx.

Property data source: Corelogic rpdata.com.au. Generated on 9 August 2017.