
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

10 Rosella Avenue, Pakenham VIC 3810

Indicative selling price

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

\$430,000

&

\$473,000

Median sale price

Median price

\$428,000

House

X

Unit

Suburb

Pakenham

Period - From

01 January 17

to

31 March 2017

Source

PriceFinder

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
9 Celebration Circuit, Pakenham VIC 3810	\$470,000	09 Aug 17
17 Salvia Avenue, Pakenham VIC 3810	\$470,000	28 Aug 17
57 Pinnacle Drive, Pakenham VIC 3810	\$459,000	22 Sept 17

Additional information about comparable sales.



9 Celebration Circuit Pakenham VIC 3810

 4  2  2

Sold Price **\$470,000**

Sold Date **09-Aug-17**

Distance **0.33km**



17 Salvia Avenue Pakenham VIC 3810

 3  2  2

Sold Price **\$470,000**

Sold Date **28-Aug-17**

Distance **1.34km**



57 Pinnacle Drive Pakenham VIC 3810

 4  2  2

Sold Price **\$459,000**

Sold Date **22-Sep-17**

Distance **0.74km**