

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**13 Botany Way,
PAKENHAM 3810**

House
3 beds 2 baths 1 parking

Indicative selling price

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

Range \$410,000 - \$440,000

Median sale price

Median **House** for **PAKENHAM** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$480,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

58 Edgeware Close,
Pakenham 3810 Price **\$400,000** Sold 16 June 2019

6 Sepal Lane,
Pakenham 3810 Price **\$417,000** Sold 04 June 2019

26 Cabernet Way,
Pakenham 3810 Price **\$420,000** Sold 27 July 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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