



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2 Pelican Place, PAKENHAM 3810

Indicative selling price

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

Range \$580,000 - \$630,000

Median sale price

Median **Residential** for **PAKENHAM** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$492,500

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 the most comparable to the property for sale.

7 William Crt,
Officer 3809

Price **\$595,000** Sold 13
September 2019

4 Silky Oak St,
Pakenham 3810

Price **\$582,000** Sold 02
September 2019

8 Goulburn Pl,
Pakenham 3810

Price **\$630,000** Sold 31
August 2019

This Statement of Information was prepared on 19th 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.

Residential



Residential



Residential



Residential

LJ Hooker

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Contact agents



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 **LJ Hooker**