



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**50 Shearwater Drive,
PAKENHAM 3810**

Indicative selling price

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

Range \$460,000 - \$506,000

Median sale price

Median for **PAKENHAM** for period **Oct 2018 - Sep 2019**
Sourced from **Pricefinder**.

\$483,625

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 Candle Bark Court, Pakenham 3810	Price \$490,000 Sold 09 July 2019
39 Murchison Link, Pakenham 3810	Price \$475,000 Sold 12 June 2019
5 Charlotte Pass, Pakenham 3810	Price \$485,000 Sold 24 April 2019

This Statement of Information was prepared on 8th Oct 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.

LJ Hooker
3 beds 2 baths 2 parking

LJ Hooker Pakenham

45 John Street,
Pakenham VIC 3810

Contact agents



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