



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3 Sabina Road,
OFFICER 3809**

3 beds 2 baths 2 parking

Indicative selling price

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

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

Median sale price

Median for **OFFICER** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$550,000

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.

3 Clarendon Street,
Pakenham 3810

Price **\$593,000** Sold 08 July
2019

4 Villella Drive,
Pakenham 3810

Price **\$600,000** Sold 06 June
2019

89 Grandvue Boulevard,
Officer 3809

Price **\$605,000** Sold 06 June
2019

This Statement of Information was prepared on 1st 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 Pakenham

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Contact agents



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