

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**30 Fitzroy Street,  
PAKENHAM 3810**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$450,000 - \$475,000**

### Median sale price

Median **Unit** for **PAKENHAM** for period **Aug 2019 - Jul 2019**

Sourced from **Core Logic**.

**\$365,250**

### 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.

**11 Newcastle Drive,**  
Officer 3809

**Price \$465,000** Sold 20 May  
2019

**1 Agate Lane ,**  
Pakenham 3810

**Price \$460,000** Sold 24 July  
2019

**5 Agate Lane ,**  
Pakenham 3810

**Price \$437,500** Sold 16 May  
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 Core Logic.

Unit

3 beds

2 baths

2 parking

**Grant's Estate Agents - Narre Warren**

9 Webb Street,  
Narre Warren VIC 3805

### Contact agents



**Andrea O'Connor**  
Grant's Estate Agents

03 9704 8899  
0439 988 714

[andrea.oconnor@grantsea.com.au](mailto:andrea.oconnor@grantsea.com.au)