

Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Windermere Boulevard, PAKENHAM 3810

House

4 beds

2 baths

2 parking

Indicative selling price

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

**Range from \$520,000 -
\$550,000**

Median sale price

Median **House** for **PAKENHAM** for period **Jul 2016 - Jun 2017**
Sourced from **Pricefinder**.

\$423,500

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.

35 Silver Gum Drive,
Pakenham 3810

Price \$550,000 Sold 16 March 2017

10 Chandara Close,
Pakenham 3810

Price \$535,000 Sold 05 March 2017

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

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.

Contact agents

 **Megan Gordon**
Grant's Estate Agents

0406 536 836

megan.gordon@grantsea.com.au



**Grant's Estate Agents -
Pakenham Branch Office**

3/51 John St,
Pakenham VIC 3810