

42.9m approx

19m approx

815m<sup>2</sup>  
approx

19m approx

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

31 Winneke Way,  
PAKENHAM 3810

### Indicative selling price

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

**Range \$660,000 - \$710,000**

### Median sale price

Median **House** for **PAKENHAM** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$480,000**

### 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.

**7 Glover CL,**  
Pakenham 3810

**Price \$710,000** Sold 05  
February 2019

**62 Livingstone BVD,**  
Pakenham 3810

**Price \$690,000** Sold 18  
February 2019

**18 Stockmans CCT,**  
Pakeham 3810

**Price \$670,000** Sold 16  
February 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.

House  
4 beds 2 baths 2 parking

### Ray White Narre Warren South

Shop 20, 400 Narre Warren -  
Cranbourne Road,  
Narre Warren South VIC 3805

### Contact agents



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**RayWhite**