



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

9 Diane Close,  
PAKENHAM 3810

Unit



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range \$545,000 - \$595,000**

### Median sale price

Median Unit for **PAKENHAM** for period **Jan 2018 - Mar 2018**

Sourced from **Price Finder**.

**\$515,000**

### 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.

**140 Racecourse Road,**  
Pakenham 3810

Price **\$500,000** Sold 22  
January 2018

**21 Cameron Way,**  
Pakenham 3810

Price **\$495,000** Sold 02  
March 2018

**5 Barrington Drive,**  
Pakenham 3810

Price **\$490,000** Sold 22  
February 2018

### 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 Price Finder.

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

3/51 John St,  
Pakenham VIC 3810

### Contact agents



**Jules Bouchard**  
Grant's Estate Agents

03 5940 2555  
0438 409 405

[jules.bouchard@grantsea.com.au](mailto:jules.bouchard@grantsea.com.au)

