



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 38 (Lot 191) Goshawk Drive, PAKENHAM 3810

### Indicative selling price

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

**Single price \$280,000**

### Median sale price

Median **Vacant Land** for **PAKENHAM** for period **Apr 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$290,000**

### 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.

**20 Debra Avenue,**  
Pakenham 3810

Price **\$280,000** Sold 07  
March 2018

**17 Fairywren Street,**  
Pakenham 3810

Price **\$290,000** Sold 11 May  
2018

**16 Shirley Street,**  
Pakenham 3810

Price **\$275,950** Sold 30 May  
2017

### 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.

#### Stockdale & Leggo Pakenham

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#### Contact agents



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