



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**7 Shirley Street,
 PAKENHAM 3810**

Indicative selling price

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

Single price \$520,000

Median sale price

Median **House** for **PAKENHAM** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$486,000

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.

18 Satble Street,
 Pakenham 3810

Price \$600,000 Sold 04
 August 2019

19 Caversham Drive,
 Pakenham 3810

Price \$500,000 Sold 11 July
 2019

4 Wendy Way,
 Pakenham 3810

Price \$605,000 Sold 09 July
 2019

This Statement of Information was prepared on 23rd Dec 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.

Stockdale & Leggo Pakenham

9/22 - 26 Bald Hill Road,
 Pakenham VIC 3810

Contact agents



Michael Asche
 Stockdale & Leggo

03 5940 2255
 0418 393 324

masche@stockdaleleggo.com.au