

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 13 Raven Court, PAKENHAM 3810

#### Indicative selling price

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

**Range \$500,000 - \$530,000**

#### Median sale price

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

Sourced from **Rp data**.

**\$499,000**

#### 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.

**14 Spinebill Court,**  
Pakenham 3810

**Price \$506,000** Sold 05  
August 2019

**23 Edenbrook Circuit,**  
Pakenham 3810

**Price \$500,000** Sold 02 July  
2019

**11 Rosella Avenue,**  
Pakenham 3810

**Price \$507,000** Sold 09 May  
2019

This Statement of Information was prepared on 16th Sep 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 Rp data.

House

3 beds

2 baths

2 parking

**Ray White Cranbourne**

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

#### Contact agents



**Mubashir Habib**  
Ray White

(03) 5990 9516  
0423 908 475

[mubashir.habib@raywhite.com](mailto:mubashir.habib@raywhite.com)

**RayWhite**