

# Statement of Information



Sections 47AF of the Estate Agents Act 1980



7 Swamp Gum Close, Pakenham

4 2 2

Indicative selling price: \$440,000 - \$480,000

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

Bed Bath Car

## Pakenham

Median House Price: \$495,000

Period From: 30/10/2017

Source: Other

Median Unit Price:

Period to: 13/11/2017

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
90 Murphy Road, Pakenham	House	4	2	3	\$480,000	24/07/2017	471sqm
54 Thwaites Rd, Pakenham	House	3	2	2	\$486,500	31/07/2017	538sqm
40 Thwaites Road, Pakenham	House	3	2	2	\$460,000	22/08/2017	406sqm

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 14 November 2017

### Agent Details

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